



**NOTICE OF
CITY COUNCIL WORKSESSION, PUBLIC HEARING, & REGULAR MEETING
FIRST UNITED METHODIST CHURCH 112 N. COLORADO (NEW LOCATION)
TUESDAY, FEBRUARY 10, 2015
5:00 P.M. Worksession/Regular Session/ 6:30 P.M. Public Hearing/Action**

A G E N D A

WORKSESSION/REGULAR SESSION 5:00 P.M.

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

II. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. FY 2014 Audit Presentation – Toutounchian
- B. Quarterly Financial Summary – Toutounchian
- C. Capital Improvement Plan – Foreman
- D. Engineering Update – G. Johnson
- E. Employee Introductions/Recognitions
- F. Discussion regarding any and all agenda items

III. EXECUTIVE SESSION:

City Council will convene into Executive Session pursuant to Texas Government Code Section 551.074 Personnel, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee

- A. Michael Montgomery – new position
- B. Marketing – new position

RECONVENE INTO OPEN SESSION:

- 1. Consider and act upon items discussed in executive session

PUBLIC HEARING/ACTION ITEMS 6:30 P.M.

IV. PLEDGE OF ALLEGIANCE/INVOCATION:

V. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

VI. OPEN FORUM:

Open Forum is for information only. If you wish to speak, please sign the “Speaker List” with the City Secretary. Speakers are limited to three (3) minutes. The Council can take no action. No charges and/or complaints will be heard against any elected official or employee of the city.

Please note Anyone wishing to furnish the City Council with copies/handouts regarding their item of interest must provide 9 copies and present them to the City Secretary for distribution to the City Council.

VII. CONSENT AGENDA:

Consent Agenda items are considered self-explanatory and will be enacted with one motion. No separate discussion of these items will occur unless so requested by at least one member of the City Council.

- A. Consider and act upon approval of meeting minutes from: 01/13/2015. Faulkner
- B. Consider and act upon approval of a resolution of the City Council of the City of Celina, Texas, requesting and supporting an amendment to the definition of “municipality” in the Texas Local Government Code. Vanzant
- C. Consider and act upon approval of a resolution of the City Council of the City of Celina, Texas, supporting the Keep Texas Beautiful, Inc. Organization in Celina, Texas and establishing a Keep Celina Beautiful Committee. Norris/Wilson
- D. Consider and act upon approval of an ordinance of the City Council of the City of Celina, Texas, amending the Code of Ordinances, Chapter 1, General Provisions, Article 1.04: Boards, Commissions, and Committees by adding a new Division 5, establishing the Keep Celina Beautiful Commissions; setting officers; setting a number of members; establishing policy. Norris/Wilson
- E. Consider and act upon approval of a Joint General & Special Election Contract for election services by and among the City of Celina, Celina Independent School District, Collin College District and Collin County Elections. Faulkner
- F. Consider and act upon approval of the 2013/2014 Annual Fiscal Audit. Toutounchian
- G. Consider and act to authorize the city manager to submit a letter of objection to Brazos Electric for the proposed Parvin Road Transmission Line and Substation Project-Southeastern Denton County. Liebman

VIII. PUBLIC HEARING/ACTION:

- A. The Celina City Council will conduct a public hearing to consider testimony and take action regarding an ordinance amending the City’s Code of Ordinances Chapter 14: Zoning, Article 14.05: Development Standards and Use Regulations, Division 4: Landscape Requirements. Liebman
- B. The Celina City Council will conduct a public hearing to consider testimony and take action regarding an ordinance amending Ordinance 2006-27 Planned Development District #23. The property is ±119.1 acres and is comprised of tracts 59, and 62 of the Collin County School Land Survey #14, Abstract Number 167, in Celina Texas. The property is generally located east of County Road 52, south of County Road 55, north of County Road 53 and west of the Burlington Northern Santa Fe Rail Road. (G-Bar 7) Liebman
- C. The Celina City Council will conduct a public hearing to consider testimony regarding a zoning amendment request on ± 112.286 acres situated in the Coleman Watson Survey, Block 4, Tract 51, Abstract No. 945 in Collin County, Texas to PD (Planned Development). The property is generally located north of FM 1461, west of FM 2478, east of County Road 84, and south of Brinkman Ranch Road. (Wellspring Estates) Liebman
- D. The Celina City Council will conduct a public hearing to consider testimony and take action on a development agreement for a 510.80 acre tract of land located in the F. Wilkerson Survey, Abstract Number 1411, H. Rue Survey, Abstract Number 1111, T. Cox Survey, Abstract Number 309, J. Rue Survey, Abstract Number 1109, and the C. Jackson Survey, Abstract Number 1546, Denton County, Texas the property is generally located at the northeast corner of Parvin Road and FM1385. (Sutton Fields) Liebman
- E. The Celina City Council will conduct a public hearing to consider testimony on a zoning amendment request on a ±510.80 acre tract of land located in the F. Wilkerson Survey, Abstract Number 1411, H. Rue Survey, Abstract Number 1111, T. Cox Survey, Abstract Number 309, J. Rue Survey, Abstract Number 1109, and the C. Jackson Survey, Abstract Number 1546, Denton County, Texas, to PD

(Planned Development). The property is generally located at the northeast corner of Parvin Road and FM1385. (Sutton Fields) Liebman

- F. The Celina City Council will conduct a public hearing to consider testimony and take action regarding an ordinance amending Ordinance 2009-04 Planned Development District # 39. The property is ± 331.968 acres and is comprised of Lots 14, 15 and 17 of Subdivision 14 of the Collin County School Land Survey, Abstract Number 167, in Celina Texas. The property is generally located west of SH 289 (Preston Road), south of County Road 53, north of Frontier Parkway (County Road 5) and east of the Burlington Northern Santa Fe Rail Road. (Ownsby Property) Liebman

IX. ACTION ITEMS:

- A. Consider and act upon a resolution of the City of Celina, Texas, regarding a proposed application of support for a low income tax credit program project, generally located south of E. Ash St., east of Business 289/S. Oklahoma Dr., and west of SH 289/Preston Road. Liebman
- B. Consider and act upon approval of a resolution of the City Council of Celina, Texas, authorizing the submission of two grant applications through the Texas Parks and Wildlife Department for the improvement and expansion of Old Celina Park; and authorizing the City Manager to act as the City's executive officer and authorized representative in all matters pertaining to the City's participation in the Texas Parks and Wildlife Department Grant Program. Webb

X. ADJOURNMENT:

The City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Chapter 551. "I, the undersigned authority do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall of the City of Celina, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Friday, February 6, 2015 at 2:35 p.m. and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting."

Vicki Faulkner, TRMC
City Secretary, City of Celina, Texas

Date Notice Removed



CITY OF CELINA

FINANCIAL REPORTS

AS OF

DECEMBER 31, 2014

Prepared by: Jay Toutounchian



CITY OF CELINA

BALANCE SHEET

FOR PERIOD ENDING DECEMBER 31, 2014

Prepared by: Jay Toutounchian

**CITY OF CELINA
BALANCE SHEET
AS OF DECEMBER 31, 2014**

ASSETS		
Short Term Assets:		
Cash and cash equivalents	5,997,430	
Investment in Texpool and Local Bank	5,548	
Restricted cash and cash equivalents	16,784,996	
Court Receivable	333	
Water and Sewer Receivable (Net)	297,046	
EMS Receivable (Net)	75,355	
EDC Receivable	47,543	
Sales Tax Receivable	96,030	
Property Tax Delenqueint	53,277	
<i>Property Tax Bad Debt Allowance</i>	(5,328)	
Due from Capital Project Fund	2,283,875	
Due from Water and Sewer Fund	400,000	
Amount Available from I & S	113,659	
Sub-Total Short Term Assets		26,149,764
Long Term Assets:		
Parks	9,059,669	
Lands	1,600,000	
Building & Building Improvement	25,667,841	
Streets	11,351,971	
Sewer Plant	3,084,890	
CCN Services Area Acquisitions	1,025,474	
Water & Sewer Lines	16,567,948	
Vehicles	1,422,761	
Offices Equipment	49,563	
Other Equipment	1,082,042	
Accumulated Depreciation	(13,171,602)	
Sub-Total Long Term Assets		57,740,557
TOTAL ASSETS		83,890,321
LIABILITIES		
Short Term Liabilities:		
Accounts Payable	1,015,432	
Accrued Payroll	82,141	
Accrued Compensated Absences	151,382	
Other accrued expenses	3,453	
Court costs due to state	56,487	
Developers Escrow	1,082,233	
Due to EDC	63,463	
Due to CDC	63,463	
Due to Other Funds	2,798,763.46	
Deferred Income Water Impact	709,575	
Deferred Income Sewer Impact	989,176	
Bonds Payable	1,550,796	
Sub-Total Short Term Liabilities		8,566,365
Long Term Liabilities:		
Bonds Payable - Long Term		27,529,999
Lease Payable - Long Term		0
Sub-Total Long Term Liabilities		27,529,999
TOTAL LIABILITIES		36,096,364
FUND BALANCE / EQUITY		
Fund Equity		25,173,203
Invested in GFA		21,612,195
YTD Surplus / (Deficit)		1,008,560
Total Equity and Surplus / (Deficit)		47,793,957
Total Liabilities, Equity and Surplus / (Deficit)		83,890,321



CITY OF CELINA

REVENUES & EXPENSES

FOR PERIOD ENDING DECEMBER 31, 2014

Performance at a glance

Prepared by: Jay Toutounchian



QUARTERLY FINANCIAL REPORT

JANUARY 31, 2015

Performance At A Glance

Positive = Positive variance or negative variance < 2% compared to seasonal trends.
Warning = Negative variance of 2-4% compared to seasonal trends.
Negative = Negative variance of > 4% compared to seasonal trends.

GENERAL FUND	YEAR TO DATE	% OF BUDGET RECEIVED	% OF BUDGET FORECASTED TO RECEIVE	VARIANCE %	FY 2015 BUDGET	Notes
GENERAL FUND REVENUES						
FINES & FEES	Positive	31.01%	29.00%	2.01%	1,642,150	
PROPERTY, SALES & FRANCHISE TAXES	Positive	52.04%	43.00%	9.04%	3,216,711	1
GRANTS	Positive	100.00%	0.00%	100.00%	0	2
DONATIONS	Positive	3.97%	0.00%	3.97%	117,266	
PENALTIES AND INTEREST	Positive	18.58%	17.50%	1.08%	35,000	
OTHER REVENUES	Positive	37.76%	36.89%	0.87%	196,662	
TRANSFERS	Positive	7.89%	7.89%	0.00%	1,252,000	
TOTAL	Positive	36.84%	19.96%	16.88%	6,459,789	
	YEAR TO DATE	% OF BUDGET USED	% OF BUDGET FORECASTED TO BE USED	VARIANCE %	FY 2015 BUDGET	
GENERAL FUND EXPENDITURES						
PAYROLL EXPENSES	Positive	24.55%	26.18%	-1.63%	4,095,389	
LEGAL & PROFESSIONAL EXPENSES	Positive	14.71%	15.35%	-0.64%	557,974	
MATERIAL AND SUPPLIES EXPENSES	Positive	13.48%	15.18%	-1.70%	327,724	
MAINTENANCE EXPENSES	Warning	14.81%	12.01%	2.80%	472,643	3
UTILITIES EXPENSES	Positive	17.33%	18.65%	-1.32%	255,360	
OTHER OPERATING EXPENSES	Positive	27.87%	28.01%	-0.14%	750,421	
TOTAL	Positive	22.52%	19.23%	3.29%	6,459,511	
UTILITY FUND	YEAR TO DATE	% OF BUDGET RECEIVED	% OF BUDGET FORECASTED TO RECEIVE	VARIANCE %	FY 2015 BUDGET	
WATER AND SEWER REVENUES						
WATER TOWER RENTAL FEES	Positive	52.57%	45.00%	7.57%	41,903	4
WATER IMPACT FEES/DEBT RETIRE	Positive	0.00%	0.00%	0.00%	0	
SEWER IMPACT FEES/DEBT RETIRE	Positive	0.00%	0.00%	0.00%	0	
WATER/SEWER TAPS	Positive	23.37%	21.52%	1.85%	668,800	
PENALTIES	Positive	49.44%	50.00%	-0.56%	45,000	
INTEREST INCOME	Positive	38.50%	40.00%	-1.50%	9,500	
WATER SALES	Negative	20.34%	28.20%	-7.86%	2,875,745	5
SEWER SALES	Positive	23.72%	25.00%	-1.28%	1,159,500	5
GARBAGE BILLING	Positive	20.77%	25.00%	-4.23%	414,761	6
RADIO READ RESERVE	Positive	24.35%	17.00%	7.35%	62,700	7
MISCELLANEOUS INCOME	Positive	41.12%	42.00%	-0.88%	17,450	
TRANSFERS IN FOR DEBT SERVICE	Positive	0.00%	0.00%	0.00%	0	
TOTAL	Positive	20.97%	24.48%	-3.51%	5,295,359	
	YEAR TO DATE	% OF BUDGET USED	% OF BUDGET FORECASTED TO BE USED	VARIANCE %	FY 2015 BUDGET	
W/S AND GARBAGE EXPENDITURES						
PAYROLL EXPENSES	Positive	23.27%	25.00%	-1.73%	523,762	
LEGAL & PROFESSIONAL EXPENSES	Positive	21.07%	21.60%	-0.53%	407,699	
MATERIALS & SUPPLIES EXPENSES	Positive	17.62%	15.40%	2.22%	152,900	
MAINTENANCE EXPENSES	Positive	14.92%	13.50%	1.42%	172,034	
UTILITY EXPENSES	Positive	19.24%	25.00%	-5.76%	265,400	8
OTHER OPERATING EXPENSES	Positive	22.83%	22.00%	0.83%	3,428,984	
TOTAL	Positive	19.29%	20.42%	-1.13%	4,950,779	



QUARTERLY FINANCIAL REPORT

JANUARY 31, 2015

Report Highlights

General Fund:

A Revenue:

- 1** As of 12/31/2014 sales tax collections are up by 11% or \$6,281.89 in comparison to the same period last year.
As of 12/31/2014 property tax collection are totaling \$1,508,704 or 62% of the budgeted amount.
- 2** Fire Department has received \$12,500.00 Grant from COSERV. Although during the year we apply for numerous grants, we do not budget for the them.

In conclusion, as of 12/31/2014 city's overall general revenues increased by 2.42% in comparison to forecasted amount excluding the grant. With grant this percentage will be 16.88%.

B Expenses:

- 3** As of 12/31/2014 with exception of Maintenance Expenses, all of the city departments' expenditures are running below projected amounts for every line item.
Maintenance Expense category includes line item for annual Maintenance Agreement. Majority of these agreements are due and payable at the beginning of the Fiscal Year therefore these amounts will not repeat in the next quarter.

In conclusion, as of 12/31/2014 city's overall General Fund Expenditures are above our forecasted amount by 3.29%.

Water & Sewer Fund:

A Revenue:

- 4** Increase in this line is due to the advance tower rental payment. Company pays entire annual payment in December.
- 5** Water and Sewer sales are on the way to recovery. Decrease in water and sewer in 1st quarter is due to weather. The goal for W/S fund is to have 120 days of cash reserve in this fund. Currently we have 97 days of cash reserve.
- 6** Decrease in Garbage Billing is due to the new collection contract which is lower than the previous one.
- 7** Increase in Radio Read line (cost of new water meter), in part is due to increase in number of new building permits.

In conclusion, as of 12/31/2014 city's overall water and sewer revenues are lower by 3.51% in comparison to forecasted amount.

B Expenses:

- 8** During first quarter we do not pump water from our wells as much which in turn reduces the cost of utility for the quarter.

In conclusion, as of 12/31/2014 city's overall Water & Sewer Fund Expenditures are lower than our forecasted amount by 1.13%.



CITY OF CELINA

REVENUES & EXPENSES

FIRST FISCAL QUARTER

BUDGET V. ACTUAL

GENERAL FUND DETAILS

FOR PERIOD ENDING DECEMBER 31, 2014

Prepared by: Jay Toutounchian

CITY OF CELINA
CONSOLIDATED
QUARTERLY REVENUE & EXPENSE REPORT
FY 2014-2015

ACCOUNT NUMBER/NAME	ANNUAL BUDGET	QTD			
		As of 12/31/2014			
		1ST QTR.	BELOW (ABOVE) BUDGET		
REVENUES		ACTUAL	\$ Remains	% Remains	% Received
General Fund					
FINES & FEES	1,642,150	509,275	1,132,875	69%	31%
TAXES	3,216,711	1,673,850	1,542,861	48%	52%
GRANTS	0	12,500	(12,500)	0%	100%
DONATIONS	117,266	4,657	112,609	96%	4%
PENALTIES & INTEREST	35,000	6,505	28,495	81%	19%
MISCELLANEOUS REVENUE	196,662	74,259	122,403	62%	38%
TRANSFERS	1,252,000	98,750	1,153,250	92%	8%
TOTAL GF REVENUES	6,459,789	2,379,795	4,079,994	63%	37%
Water & Sewer Fund					
CREDIT CARD FEES	0.00	5,556	(5,556)	0%	100%
WATER TOWER RENTAL FEES	41,903.00	22,027	19,876	47%	53%
WATER/SEWER TAPS	682,750.00	159,645	523,105	77%	23%
PENALTIES	45,000.00	22,247	22,753	51%	49%
INTEREST INCOME	9,500.00	3,657	5,843	62%	38%
WATER SALES	2,875,745.00	584,861	2,290,884	80%	20%
SEWER SALES	1,159,500.00	275,088	884,412	76%	24%
GARBAGE BILLING	414,761.00	86,152	328,609	79%	21%
RADIO READ RESERVE	62,700.00	15,265	47,435	76%	24%
MISCELLANEOUS INCOME	3,500.00	3,311	189	5%	95%
TOTAL W&S REVENUES	5,295,359	1,177,810	4,117,549	78%	22%
TOTAL REVENUES	11,755,148	3,557,605	8,197,543	70%	30%
ACCOUNT NUMBER/NAME	ANNUAL BUDGET	QTD			
		As of 12/31/2014			
		1ST QTR.	BELOW (ABOVE) BUDGET		
EXPENSES		ACTUAL	\$ Remains	% Remains	% Spent
General Fund					
PAYROLL EXPENSES	4,095,389.00	1,005,317	3,090,072	75%	25%
LEGAL & PROFESSIONAL EXPENSES	557,974.00	82,063	475,911	85%	15%
MATERIALS & SUPPLIES EXPENSES	327,724.00	44,167	283,557	87%	13%
MAINTENANCE EXPENSES	472,643.00	69,980	402,663	85%	15%
UTILITY EXPENSES	255,360.00	44,247	211,113	83%	17%
OTHER OPERATING EXPENSES	750,421.00	209,117	541,304	72%	28%
TOTAL GF EXPENDITURES	6,459,511	1,454,891	5,004,620	77%	23%
Water & Sewer Fund					
PAYROLL EXPENSES	523,762.00	121,901	401,861	77%	23%
LEGAL & PROFESSIONAL EXPENSES	407,699.00	85,895	321,804	79%	21%
MATERIALS & SUPPLIES EXPENSES	152,900.00	26,941	125,959	82%	18%
MAINTENANCE EXPENSES	172,034.00	25,671	146,363	85%	15%
UTILITY EXPENSES	265,400.00	51,065	214,335	81%	19%
OTHER OPERATING EXPENSES	3,428,984.00	782,680	2,646,304	77%	23%
TOTAL W&S EXPENSES	4,950,779	1,094,154	3,856,625	78%	22%
TOTAL REVENUES	11,410,290	2,549,044	8,861,246	78%	22%

CITY OF CELINA
GENERAL REVENUE DETAIL
QUARTERLY REVENUE & EXPENSE REPORT
FY 2014-2015

ACCOUNT NUMBER/NAME	ANNUAL BUDGET	QTD			
		As of 12/31/2014			
		1ST QTR.	BELOW (ABOVE) BUDGET		
REVENUE		ACTUAL	\$ Remains	% Remains	% Received
FINE & FEES					
102-400-01-4020 COURT FINES	125,000.00	19,557	105,443	84%	16%
102-400-01-4021 COURT FINES-SECURITY	3,500.00	605	2,895	83%	17%
102-400-01-4022 COURT FINES-TECHNOLOGY	4,700.00	807	3,893	83%	17%
102-400-01-4023 COURT FINES-TIME PAY	1,200.00	389	811	68%	32%
102-400-01-4024 COURT FINES-DEF. DISPOSITION	17,000.00	15,125	1,875	11%	89%
102-400-01-4025 CREDIT CARD FEES	0.00	823	(823)	0%	100%
102-400-01-4026 TRUANCY PREVENTION FUNDS	750.00	333	417	56%	44%
102-400-01-4030 PERMITS AND REGISTRATIONS	1,235,000.00	363,814	871,186	71%	29%
102-400-01-4060 EMS REVENUES	175,000.00	44,214	130,786	75%	25%
102-400-04-4080 DEVELOPMENT FEES	80,000.00	63,608	16,392	20%	80%
TOTAL FINE & FEES	1,642,150	509,275	1,132,875	69%	31%
TAXES					
102-400-02-4010 SALES TAX	494,891.00	126,927	367,964	74%	26%
102-400-02-4050 PROPERTY TAX-CURRENT	2,405,445.00	1,487,513	917,932	38%	62%
102-400-02-4060 PROPERTY TAX-DELINQUENT	25,000.00	21,191	3,809	15%	85%
102-400-02-4071 FRANCHISE TAXES (Electricity)	201,600.00	0	201,600	100%	0%
102-400-02-4072 FRANCHISE TAXES (Gas)	47,250.00	36,039	11,211	24%	76%
102-400-02-4073 FRANCHISE TAXES (Phone)	15,750.00	2,062	13,688	87%	13%
102-400-02-4074 FRANCHISE TAXES (Cable)	19,950.00	0	19,950	100%	0%
102-400-02-4075 UTILITIES PEG FEES (peg)	6,825.00	0	6,825	100%	0%
102-400-02-4076 HOTEL OCCUPANCY TAX	0.00	118	(118)	0%	100%
TOTAL TAXES	3,216,711	1,673,850	1,542,861	48%	52%
GRANTS					
102-400-03-4039 FIRE DEPARTMENT COSERV GRANT	0.00	12,500	(12,500)	0%	100%
TOTAL GRANTS	0	12,500	(12,500)	0%	100%
DONATIONS & EVENTS					
102-400-04-4051 MAIN STREET-SPECIAL EVENT	5,500.00	594	4,906	89%	11%
102-400-04-4052 MAIN STREET GOLF-TORNAM	30,000.00	0	30,000	100%	0%
102-400-04-4059 FIRE DEPT DONATIONS	0.00	200	(200)	0%	100%
102-400-04-4705 COUNTY LIBRARY FUNDS	16,266.00	0	16,266	100%	0%
102-400-04-4711 CITY SPONSORED EVENTS REVENUE	32,000.00	160	31,840	100%	1%
102-400-04-4712 CITY/CHAMBER BALLOON FESTIVAL REVENUE	33,500.00	3,703	29,797	89%	11%
TOTAL DONATIONS	117,266	4,657	112,609	96%	4%
PENALTY & INTEREST					
102-400-05-4800 INTEREST INCOME	35,000.00	6,505	28,495	81%	19%
TOTAL PENALTY & INTEREST	35,000	6,505	28,495	81%	19%
MISCELLANEOUS REVENUE					
102-400-09-4090 POLICE REPORTS	750.00	99	651	87%	13%
102-400-09-4091 POLICE SEIZURES	0.00	0	0	0%	100%
102-400-09-4092 COUNTY REBATE OF CHILD SAFETY	5,200.00	0	5,200	100%	0%
102-400-09-4093 COLLIN COUNTY FIREMAN'S FUND	48,512.00	27,063	21,449	44%	56%
102-400-09-4094 DENTON COUNTY FIREMAN'S FUND	10,950.00	0	10,950	100%	0%
102-400-09-4700 SALE OF FIXED ASSETS	0.00	0	0	0%	100%
102-400-09-4720 PROPERTY RENTAL	0.00	4,000	(4,000)	0%	100%
102-400-09-4730 PARK FACILITIES USAGE FEES	65,000.00	19,577	45,423	70%	30%
102-400-09-4731 PARK CONCESSION REVENUE	35,000.00	6,005	28,995	83%	17%
102-400-09-4840 HEALTH INSPECTION FEES	12,000.00	3,425	8,575	71%	29%
102-400-09-4841 FIRE INSPECTION FEES	1,750.00	800	950	54%	46%
102-400-09-4842 ALARM PERMITS	2,500.00	1,025	1,475	59%	41%
102-400-09-4850 MISCELLANEOUS INCOME	15,000.00	11,999	3,001	20%	80%
102-400-09-4852 LIBRARY SERVICES CONTRACT	0.00	265	(265)	0%	100%
TOTAL MISCELLANEOUS REV.	196,662	74,259	122,403	62%	38%
TRANSFERS					
102-400-99-4600 TRANSFERS IN	395,000.00	98,750	296,250	75%	25%
102-400-99-4750 TRANSFER FROM RESERVE FUND	857,000.00	0	857,000	100%	0%
TOTAL TRANSFERS	1,252,000	98,750	1,153,250	92%	8%
TOTAL REVENUES	6,459,789	2,379,795	4,079,994	63%	37%

CITY OF CELINA
LIBRARY
QUARTERLY BUDGET V. ACTUAL
FY 2014-2015

Page

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ACCOUNT NUMBER/NAME	ANNUAL BUDGET	QTD			
		As of 12/31/2014			
		1ST QTR.	BELOW (ABOVE) BUDGET		
EXPENDITURES		ACTUAL	\$ Remains	% Remains	% Used
PAYROLL EXPENSES					
102-508-01-5100 SALARIES	84,022.00	22,388	61,634	73%	27%
102-508-01-5110 P/R TAX EXPENSE	6,428.00	1,746	4,682	73%	27%
102-508-01-5111 SUTA	810.00	70	740	91%	9%
102-508-01-5115 GROUP HEALTH INSURANCE	6,000.00	1,500	4,500	75%	25%
102-508-01-5116 RETIREMENT-TMRS	3,218.00	579	2,639	82%	18%
102-508-01-5117 WORKMAN'S COMPENSATION	370.00	192	178	48%	52%
102-508-01-5120 LONGEVITY PSY	679.00	432	247	36%	64%
102-508-01-5122 SCHOOL, REGISTRATION & TUITION	915.00	15	900	98%	2%
102-508-01-5123 TRAVEL, MEALS & LODGING	1,172.00	0	1,172	100%	0%
TOTAL PAYROLL EXP.	103,614	26,923	76,691	74%	26%
LEGAL & PROFESSIONAL EXPENSES					
TOTAL LEGAL & PROFESSIONAL EXP.	0	0	0		
MATERIAL & SUPPLIES EXPENSES					
102-508-03-5208 COMPUTER SW/HW	2,825.00	0	2,825	100%	0%
102-508-03-5209 OFFICE SUPPLIES	750.00	123	627	84%	16%
102-508-03-5210 MATERIAL / SUPPLIES	1,750.00	696	1,054	60%	40%
TOTAL MAT. & SUP. EXP.	5,325	820	4,505	85%	15%
MAINTENANCE EXPENSES					
102-508-04-5205 MAINTENANCE AGREEMENTS	6,000.00	3,127	2,873	48%	52%
102-508-04-5225 FACILITY MAINTENANCE	500.00	0	500	100%	0%
102-508-04-5230 EQUIPMENT REPAIRS	0.00	0	0	0%	100%
102-508-04-5231 EQUIPMENT O&M	0.00	0	0	0%	100%
TOTAL MAINT. EXP.	6,500	3,127	3,373	52%	48%
UTILITY EXPENSES					
102-508-05-5400 LAND PHONE LINES	2,250.00	271	1,979	88%	12%
102-508-05-5401 CELL PHONES	0.00	0	0	0%	100%
102-508-05-5403 INTERNET DSL	2,775.00	601	2,174	78%	22%
102-508-05-5419 NATURAL GAS	850.00	194	656	77%	23%
102-508-05-5420 ELECTRICITY	4,000.00	410	3,590	90%	10%
TOTAL UTILITY EXP.	9,875	1,477	8,398	85%	15%
OTHER OPERATING EXPENSES					
102-508-09-5220 POSTAGE/COURIER	400.00	0	400	100%	0%
102-508-09-5240 GENERAL INSURANCE	431.00	431	0	0%	100%
102-508-09-5250 MEMBERSHIPS & DUES	391.00	597	(206)	-53%	153%
102-508-09-5410 OFFICE CLEANING	3,400.00	846	2,554	75%	25%
102-508-09-5415 EQUIPMENT RENTAL	1,400.00	227	1,173	84%	16%
102-508-09-5700 EQUIPMENT	0.00	0	0	0%	100%
102-508-09-5710 LIBRARY BOOKS - CAPITAL OUTLAY	15,000.00	6,020	8,980	60%	40%
TOTAL OTHER OPERATING EXP.	21,022	8,121	12,901	61%	39%
TOTAL LIBRARY EXPENDITURES	146,336	40,467	105,869	72%	28%

CITY OF CELINA
CITY SECRETARY OFFICE
QUARTERLY BUDGET V. ACTUAL
FY 2014-2015

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ACCOUNT NUMBER/NAME	ANNUAL BUDGET	QTD			
		As of 12/31/2014			
		1ST QTR.	BELOW (ABOVE) BUDGET		
EXPENDITURES		ACTUAL	\$ Remains	% Remains	% Used
PAYROLL EXPENSES					
102-509-01-5100 SALARIES	74,863.00	20,019	54,844	73%	27%
102-509-01-5110 P/R TAX EXPENSE	5,727.00	1,603	4,124	72%	28%
102-509-01-5111 SUTA	270.00	0	270	100%	0%
102-509-01-5115 GROUP HEALTH INSURANCE	6,000.00	1,500	4,500	75%	25%
102-509-01-5116 RETIREMENT-TMRS	3,923.00	727	3,196	81%	19%
102-509-01-5117 WORKMAN'S COMPENSATION	329.00	171	158	48%	52%
102-509-01-5120 LONGEVITY PAY	932.00	932	0	0%	100%
102-509-01-5122 SCHOOL, REGISTRATION & TUITION	635.00	15	620	98%	2%
102-509-01-5123 TRAVEL, MEALS & LODGING	800.00	20	780	98%	3%
TOTAL PAYROLL EXP.	93,479	24,987	68,492	73%	27%
LEGAL & PROFESSIONAL EXPENSES					
102-509-02-5154 CODEBOOK	6,500.00	0	6,500	100%	0%
TOTAL LEGAL & PROFESSIONAL EXP.	6,500	0	6,500	100%	0%
MATERIAL & SUPPLIES EXPENSES					
102-509-03-5208 COMPUTER SW/HW	450.00	0	450	100%	0%
102-509-03-5209 OFFICE SUPPLIES	750.00	446	304	41%	59%
102-509-03-5210 MATERIAL / SUPPLIES	400.00	25	375	94%	6%
TOTAL MAT. & SUP. EXP.	1,600	470	1,130	71%	29%
MAINTENANCE EXPENSES					
102-509-04-5205 MAINTENANCE AGREEMENTS	2,625.00	348	2,277	87%	13%
TOTAL MAINT. EXP.	2,625	348	2,277	87%	13%
UTILITY EXPENSES					
102-509-05-5400 LAND PHONE LINES	750.00	183	567	76%	24%
102-509-05-5403 INTERNET DSL	1,400.00	326	1,074	77%	23%
102-509-05-5419 NATURAL GAS	500.00	40	460	92%	8%
102-509-05-5420 ELECTRICITY	3,300.00	410	2,890	88%	12%
TOTAL UTILITY EXP.	5,950	959	4,991	84%	16%
OTHER OPERATING EXPENSES					
102-509-09-5145 ELECTION EXPENSE	8,500.00	0	8,500	100%	0%
102-509-09-5146 RECORD MANAGEMENT	800.00	198	602	75%	25%
102-509-09-5180 LICENSES/PERMITS/FILING	500.00	284	216	43%	57%
102-509-09-5200 MAPS & PRINTING	0.00	0	0	0%	100%
102-509-09-5220 POSTAGE/COURIER	300.00	27	273	91%	9%
102-509-09-5240 GENERAL INSURANCE	350.00	350	0	0%	100%
102-509-09-5250 MEMBERSHIPS & DUES	150.00	125	25	17%	83%
102-509-09-5290 LEGAL PUBLICATIONS	2,400.00	952	1,448	60%	40%
102-509-09-5410 OFFICE CLEANING	1,200.00	228	972	81%	19%
102-509-09-5415 EQUIPMENT RENTAL	0.00	0	0	0%	100%
102-509-09-5750 CAPITAL OUTLAY	9,600.00	0	9,600	100%	0%
TOTAL OTHER OPERATING EXP.	23,800	2,164	21,636	91%	9%
TOTAL CITY SEC. EXPENDITURES	133,954	28,929	105,025	78%	22%

CITY OF CELINA
DEVELOPMENT SERVICES
QUARTERLY BUDGET V. ACTUAL
FY 2014-2015

ACCOUNT NUMBER/NAME	ANNUAL BUDGET	QTD			
		As of 12/31/2014			
		1ST QTR.	BELOW (ABOVE)		BUDGET
EXPENDITURES		ACTUAL	\$ Remains	% Remains	% Used
PAYROLL EXPENSES					
102-510-01-5100 SALARIES	444,872.00	79,029	365,843	82%	18%
102-510-01-5105 OVERTIME	1,000.00	681	319	32%	68%
102-510-01-5106 SPANISH ALLOWANCE	600.00	150	450	75%	25%
102-510-01-5110 P/R TAX EXPENSE	34,155.00	6,166	27,989	82%	18%
102-510-01-5111 SUTA	2,295.00	0	2,295	100%	0%
102-510-01-5115 GROUP HEALTH INSURANCE	51,000.00	8,000	43,000	84%	16%
102-510-01-5116 RETIREMENT-TMRS	23,395.00	2,797	20,598	88%	12%
102-510-01-5117 WORKMAN'S COMPENSATION	2,351.00	1,223	1,128	48%	52%
102-510-01-5120 LONGEVITY PAY	788.00	736	52	7%	93%
102-510-01-5122 SCHOOL, REGISTRATION & TUITION	6,000.00	3,510	2,490	42%	58%
102-510-01-5123 TRAVEL, MEALS & LODGING	2,500.00	408	2,092	84%	16%
102-510-01-5124 UNIFORMS	2,400.00	0	2,400	100%	0%
TOTAL PAYROLL EXP.	571,356	102,699	468,657	82%	18%
LEGAL & PROFESSIONAL EXPENSES					
102-510-02-5140 CONTRACT LABOR	15,000.00	0	15,000	100%	0%
102-510-02-5141 CONTRACT INSPECTION	0.00	0	0	0%	100%
102-510-02-5144 HEALTH INSPECTIONS	10,000.00	900	9,100	91%	9%
102-510-02-5149 ENGINEERING	20,000.00	0	20,000	100%	0%
102-510-02-5151 CELINA PARKWAY ENGINEERING	0.00	5,300	(5,300)	0%	100%
102-510-02-5161 ANNEX. PLAN & PRE-ANNEX. AGREEMENTS	25,000.00	0	25,000	100%	0%
TOTAL LEGAL & PROFESSIONAL EXP.	70,000	6,200	63,800	91%	9%
MATERIAL & SUPPLIES EXPENSES					
102-510-03-5208 COMPUTER SW/HW	22,670.00	0	22,670	100%	0%
102-510-03-5209 OFFICE SUPPLIES	4,200.00	272	3,928	94%	6%
102-510-03-5210 MATERIAL / SUPPLIES	6,000.00	1,083	4,917	82%	18%
TOTAL MAT. & SUP. EXP.	32,870	1,354	31,516	96%	4%
MAINTENANCE EXPENSES					
102-510-04-5205 MAINTENANCE AGREEMENTS	10,000.00	4,992	5,008	50%	50%
102-510-04-5279 FLEET FUEL	17,000.00	744	16,256	96%	4%
102-510-04-5280 VEHICLE O&M	3,000.00	97	2,903	97%	3%
102-510-04-5281 VEHICLE REPAIR	4,000.00	874	3,126	78%	22%
TOTAL MAINT. EXP.	34,000	6,707	27,293	80%	20%
UTILITY EXPENSES					
102-510-05-5400 LAND PHONE LINES	4,000.00	712	3,288	82%	18%
102-510-05-5401 CELL PHONES	6,500.00	473	6,027	93%	7%
102-510-05-5403 INTERNET DSL	10,000.00	2,285	7,715	77%	23%
102-510-05-5419 NATURAL GAS	500.00	40	460	92%	8%
102-510-05-5420 ELECTRICITY	5,000.00	610	4,390	88%	12%
TOTAL UTILITY EXP.	26,000	4,119	21,881	84%	16%
OTHER OPERATING EXPENSES					
102-510-09-5162 CREDIT CARD FEES	600.00	337	263	44%	56%
102-510-09-5180 LICENSES/PERMITS/FILING	500.00	367	133	27%	73%
102-510-09-5200 MAPS & PRINTING	1,000.00	0	1,000	100%	0%
102-510-09-5220 POSTAGE/COURIER	1,000.00	56	944	94%	6%
102-510-09-5240 GENERAL INSURANCE	800.00	800	0	0%	100%
102-510-09-5250 MEMBERSHIPS & DUES	4,000.00	55	3,945	99%	1%
102-510-09-5285 HIRING EXP. FOR NEW EMP.	160.00	55	105	66%	34%
102-510-09-5290 LEGAL PUBLICATIONS	2,800.00	728	2,072	74%	26%
102-510-09-5340 RENT	0.00	0	0	0%	100%
102-510-09-5410 OFFICE CLEANING	2,500.00	453	2,047	82%	18%
TOTAL OTHER OPERATING EXP.	13,360	2,852	10,509	79%	21%
TOTAL DEV. SERVICES EXPENDITURES	747,586	123,931	623,655	83%	17%

CITY OF CELINA
ADMINISTRATION
QUARTERLY BUDGET V. ACTUAL
FY 2014-2015

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ACCOUNT NUMBER/NAME	ANNUAL BUDGET	QTD			
		As of 12/31/2014			
		1ST QTR.	BELOW (ABOVE) BUDGET		
EXPENDITURES		ACTUAL	\$ Remains	% Remains	% Used
PAYROLL EXPENSES					
102-511-01-5100 SALARIES	510,561.00	124,425	386,136	76%	24%
102-511-01-5110 P/R TAX EXPENSE	39,058.00	6,362	32,696	84%	16%
102-511-01-5111 SUTA	1,890.00	7	1,883	100%	0%
102-511-01-5115 GROUP HEALTH INSURANCE	40,500.00	9,000	31,500	78%	22%
102-511-01-5116 RETIREMENT-TMRS	26,753.00	4,400	22,353	84%	16%
102-511-01-5117 WORKMAN'S COMPENSATION	2,246.00	361	1,885	84%	16%
102-511-01-5120 LONGEVITY PAY	916.00	896	20	2%	98%
102-511-01-5122 SCHOOL, REGISTRATION & TUITION	5,000.00	375	4,625	93%	7%
102-511-01-5123 TRAVEL, MEALS & LODGING	3,500.00	1,639	1,861	53%	47%
TOTAL PAYROLL EXP.	630,424	147,465	482,959	77%	23%
LEGAL & PROFESSIONAL EXPENSES					
102-511-02-5140 CONTRACT LABOR	6,504.00	720	5,784	89%	11%
102-511-02-5150 LEGAL	125,000.00	22,959	102,041	82%	18%
102-511-02-5151 AUDIT	21,300.00	0	21,300	100%	0%
102-511-02-5215 TAX COLLECTION-COLLIN CO	3,200.00	2,550	650	20%	80%
TOTAL LEGAL & PROFESSIONAL EXP.	156,004	26,229	129,775	83%	17%
MATERIAL & SUPPLIES EXPENSES					
102-511-03-5207 OFFICE FURNITURE EXP.	5,000.00	498	4,502	90%	10%
102-511-03-5208 COMPUTER HW/SW	2,500.00	649	1,851	74%	26%
102-511-03-5209 OFFICE SUPPLIES	1,800.00	622	1,178	65%	35%
102-511-03-5210 MATERIAL / SUPPLIES	3,500.00	805	2,695	77%	23%
TOTAL MAT. & SUP. EXP.	12,800	2,573	10,227	80%	20%
MAINTENANCE EXPENSES					
102-511-04-5205 MAINTENANCE AGREEMENTS	14,002.00	3,523	10,479	75%	25%
102-511-04-5225 FACILITY MAINTENANCE	100,000.00	1,689	98,311	98%	2%
102-511-04-5230 EQUIPMENT REPAIRS	250.00	0	250	100%	0%
102-511-04-5279 FLEET FUEL	5,100.00	0	5,100	100%	0%
102-511-04-5280 VEHICLE O&M	1,200.00	0	1,200	100%	0%
102-511-04-5281 VEHICLE REPAIR	1,500.00	0	1,500	100%	0%
TOTAL MAINT. EXP.	122,052	5,213	116,839	96%	4%
UTILITY EXPENSES					
102-511-05-5400 TELEPHONE	3,000.00	536	2,464	82%	18%
102-511-05-5401 CELL PHONES	2,032.00	1,093	939	46%	54%
102+511-05-5403 INTERNET DSL	8,800.00	1,631	7,169	81%	19%
102-511-05-5419 NATURAL GAS	1,200.00	236	964	80%	20%
102-511-05-5420 ELECTRICITY	4,500.00	790	3,710	82%	18%
TOTAL UTILITY EXP.	19,532	4,286	15,246	78%	22%
OTHER OPERATING EXPENSES					
102-511-09-5119 CHRISTMAS DINNER	1,500.00	505	995	66%	34%
102-511-09-5180 LICENSES/PERMITS/FILING	50.00	0	50	100%	0%
102-511-09-5200 MAPS & PRINTING	0.00	0	0	0%	100%
102-511-09-5220 POSTAGE/COURIER	1,750.00	253	1,497	86%	14%
102-511-09-5240 GENERAL INSURANCE	1,000.00	1,125	(125)	-13%	113%
102-511-09-5250 MEMBERSHIPS & DUES	4,500.00	3,470	1,030	23%	77%
102-511-09-5260 COUNCIL EXPENSES	21,000.00	5,397	15,603	74%	26%
102-511-09-5271 MEALS & ENTERTAINMENT	2,500.00	1,262	1,238	50%	50%
102-511-09-5290 LEGAL PUBLICATIONS	500.00	88	412	82%	18%
102-511-09-5405 INTERNET ISP & HOSTING	2,200.00	2,268	(68)	-3%	103%
102-511-09-5410 CLEANING (CITY HALL)	1,600.00	330	1,270	79%	21%
102-511-09-5411 CLEANING (COUNCIL CHAMBER)	2,000.00	431	1,570	78%	22%
102-511-09-5412 CLEANING (SENIOR CITIZEN CTR)	1,400.00	281	1,120	80%	20%
102-511-09-5415 EQUIPMENT RENTAL	13,200.00	2,365	10,835	82%	18%
102-511-09-5610 CENTRAL APPRAISAL DIS	22,780.00	5,715	17,065	75%	25%
102-511-09-5621 CITY & CHAMBER BALLOON FESTIVAL	15,000.00	3,702	11,298	75%	25%
102-511-09-5705 SPECIAL PROJECTS	120,000.00	15,852	104,148	87%	13%
102-511-09-5706 SALES TAX REBATE	21,732.00	0	21,732	100%	0%
102-511-09-5750 CAPITAL OUTLAY	39,500.00	0	39,500	100%	0%
TOTAL OTHER OPERATING EXP.	272,212	43,042	229,170	84%	16%
TOTAL ADMIN. EXPENDITURES	1,213,024	228,808	984,216	81%	19%

CITY OF CELINA
MUNICIPAL COURT
 QUARTERLY BUDGET V. ACTUAL
FY 2014-2015

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ACCOUNT NUMBER/NAME	ANNUAL BUDGET	QTD As of 12/31/2014			
		1ST QTR.	BELOW (ABOVE) BUDGET		
EXPENDITURES		ACTUAL	\$ Remains	% Remains	% Used
PAYROLL EXPENSES					
102-512-01-5100 SALARIES	32,760.00	8,760	24,000	73%	27%
102-512-01-5105 OVERTIME	3,000.00	399	2,601	87%	13%
102-512-01-5110 P/R TAX EXPENSE	2,736.00	705	2,031	74%	26%
102-512-01-5111 SUTA	270.00	0	270	100%	0%
102-512-01-5115 GROUP HEALTH INSURANCE	6,000.00	1,500	4,500	75%	25%
102-512-01-5116 RETIREMENT-TMRS	1,874.00	320	1,554	83%	17%
102-512-01-5117 WORKMAN'S COMPENSATION	157.00	82	75	48%	52%
102-512-01-5120 LONGEVITY PAY	52.00	52	0	0%	100%
102-512-01-5122 SCHOOL, REGISTRATION & TUITION	750.00	65	685	91%	9%
102-512-01-5123 TRAVEL, MEALS & LODGING	729.00	0	729	100%	0%
TOTAL PAYROLL EXP.	48,328	11,882	36,446	75%	25%
LEGAL & PROFESSIONAL EXPENSES					
102-512-02-5150 LEGAL (PROSECUTOR)	9,000.00	2,146	6,854	76%	24%
102-512-02-5162 MUNICIPAL JUDGE FEES	8,000.00	1,838	6,162	77%	23%
TOTAL LEGAL & PROFESSIONAL EXP.	17,000	3,984	13,016	77%	23%
MATERIAL & SUPPLIES EXPENSES					
102-512-03-5208 COMPUTER SW/HW	500.00	0	500	100%	0%
102-512-03-5209 OFFICE SUPPLIES	814.00	169	645	79%	21%
102-512-03-5210 MATERIAL / SUPPLIES	500.00	42	458	92%	8%
TOTAL MAT. & SUP. EXP.	1,814	210	1,604	88%	12%
MAINTENANCE EXPENSES					
102-512-04-5205 MAINTENANCE AGREEMENTS	4,849.00	348	4,501	93%	7%
TOTAL MAINT. EXP.	4,849	348	4,501	93%	7%
UTILITY EXPENSES					
102-512-05-5400 TELEPHONE	1,200.00	183	1,017	85%	15%
102+512-05-5403 INTERNET DSL	1,700.00	326	1,374	81%	19%
102-512-05-5419 NATURAL GAS	175.00	40	135	77%	23%
102-512-05-5420 ELECTRICITY	2,000.00	410	1,590	80%	20%
TOTAL UTILITY EXP.	5,075	959	4,116	81%	19%
OTHER OPERATING EXPENSES					
102-512-09-5161 JURY FEES	0.00	0	0	0%	100%
102-512-09-5162 CREDIT CARDS FEES	0.00	226	(226)	0%	100%
102-512-09-5220 POSTAGE	750.00	121	629	84%	16%
102-512-09-5240 GENERAL INSURANCE	235.00	235	0	0%	100%
102-512-09-5250 MEMBERSHIPS & DUES	150.00	0	150	100%	0%
102-512-09-5410 OFFICE CLEANING	1,250.00	228	1,022	82%	18%
TOTAL OTHER OPERATING EXP.	2,385	809	1,576	66%	34%
TOTAL COURT EXPENDITURES	79,451	18,194	61,257	77%	23%

CITY OF CELINA

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FIRE / EMS

QUARTERLY BUDGET V. ACTUAL

FY 2014-2015

ACCOUNT NUMBER/NAME	ANNUAL BUDGET	QTD			
		As of 12/31/2014			
		1ST QTR.	BELOW (ABOVE) BUDGET		
EXPENDITURES		ACTUAL	\$ Remains	% Remains	% Used
PAYROLL EXPENSES					
102-513-01-5100 SALARIES	770,576.00	206,489	564,087	73%	27%
102-513-01-5105 OVERTIME	88,000.00	17,938	70,062	80%	20%
102-513-01-5110 P/R TAX EXPENSE	65,681.00	17,210	48,471	74%	26%
102-513-01-5111 SUTA	3,510.00	414	3,096	88%	12%
102-513-01-5115 GROUP HEALTH IN	78,000.00	16,500	61,500	79%	21%
102-513-01-5116 RETIREMENT-TMRS	44,989.00	7,899	37,090	82%	18%
102-513-01-5117 WORKMAN'S COMPE	27,732.00	15,227	12,505	45%	55%
102-513-01-5120 LONGEVITY PAY	3,240.00	3,197	43	1%	99%
102-513-01-5122 SCHOOL, REGISTRATION & TUITION	5,375.00	895	4,480	83%	17%
102-513-01-5123 TRAVEL, MEALS & LODGING	4,675.00	2,223	2,452	52%	48%
102-513-01-5124 UNIFORMS	21,380.00	8,112	13,268	62%	38%
TOTAL PAYROLL EXP.	1,113,158	296,102	817,056	73%	27%
LEGAL & PROFESSIONAL EXPENSES					
102-513-02-5140 CONTRACT LABOR	14,900.00	5,331	9,569	64%	36%
102-513-02-5212 MEDICAL CONTROL	15,000.00	3,750	11,250	75%	25%
TOTAL LEGAL & PROFESSIONAL EXP.	29,900	9,081	20,819	70%	30%
MATERIAL & SUPPLIES EXPENSES					
102-513-03-5208 COMPUTER SW/HW	900.00	501	399	44%	56%
102-513-03-5209 OFFICE SUPPLIES	2,000.00	322	1,678	84%	16%
102-513-03-5210 MATERIAL / SUPPLIES	10,865.00	926	9,939	91%	9%
102-513-03-5211 MEDICAL SUPPLIES	43,500.00	12,291	31,209	72%	28%
TOTAL MAT. & SUP. EXP.	57,265	14,040	43,225	75%	25%
MAINTENANCE EXPENSES					
102-513-04-5205 MAINTENANCE AGREEMENTS	47,159.00	8,286	38,873	82%	18%
102-513-04-5225 FACILITY MAINTENANCE	2,200.00	727	1,473	67%	33%
102-513-04-5230 EQUIPMENT REPAIRS	4,380.00	212	4,168	95%	5%
102-513-04-5279 FLEET FUEL (GASOLINE & DIESEL)	34,000.00	4,344	29,656	87%	13%
102-513-04-5280 VEHICLE O&M	24,310.00	897	23,413	96%	4%
102-513-04-5281 VEHICLE REPAIRS	12,000.00	7,717	4,283	36%	64%
TOTAL MAINT. EXP.	124,049	22,182	101,867	82%	18%
UTILITY EXPENSES					
102-513-05-5400 TELEPHONE	4,224.00	954	3,270	77%	23%
102-513-05-5401 CELL PHONES	8,820.00	2,204	6,616	75%	25%
102-513-05-5402 PAGERS	1,600.00	329	1,271	79%	21%
102-513-05-5403 INTERNET DSL	7,675.00	470	7,206	94%	6%
102-513-05-5419 NATURAL GAS	3,398.00	643	2,755	81%	19%
102-513-05-5420 ELECTRICITY	9,098.00	1,909	7,189	79%	21%
TOTAL UTILITY EXP.	34,815	6,509	28,306	81%	19%
OTHER OPERATING EXPENSES					
102-513-09-5130 RETIRED FIREMEN FEES	1,200.00	320	880	73%	27%
102-513-09-5220 POSTAGE	300.00	9	291	97%	3%
102-513-09-5240 GENERAL INSURANCE	19,000.00	19,000	0	0%	100%
102-513-09-5250 MEMBERSHIPS & DUES	6,670.00	2,978	3,692	55%	45%
102-513-09-5290 ADVERTISING	900.00	0	900	100%	0%
102-513-09-5340 RENT EXPENSE	14,202.00	4,260	9,942	70%	30%
102-513-09-5415 EQUIPMENT RENTAL	5,600.00	1,284	4,316	77%	23%
102-513-09-5700 EQUIPMENT	6,194.00	1,300	4,894	79%	21%
102-513-09-5750 CAPITAL OUTLAY	25,000.00	19,925	5,075	20%	80%
TOTAL OTHER OPERATING EXP.	79,066	49,077	29,989	38%	62%
TOTAL FIRE/EMS EXPENDITURES	1,438,253	396,993	1,041,260	72%	28%

CITY OF CELINA
PUBLIC WORKS
 QUARTERLY BUDGET V. ACTUAL
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ACCOUNT NUMBER/NAME	ANNUAL BUDGET	QTD			
		As of 12/31/2014			
		1ST QTR.	BELOW (ABOVE) BUDGET		
EXPENDITURES		ACTUAL	\$ Remains	% Remains	% Used
PAYROLL EXPENSES					
102-514-01-5100 SALARIES	265,562.00	67,957	197,605	74%	26%
102-514-01-5105 OVERTIME	2,000.00	581	1,419	71%	29%
102-514-01-5110 P/R TAX EXPENSE	20,468.00	5,309	15,159	74%	26%
102-514-01-5111 SUTA	1,350.00	43	1,307	97%	3%
102-514-01-5115 GROUP HEALTH INSURANCE	30,000.00	7,000	23,000	77%	23%
102-514-01-5116 RETIREMENT-TMRS	14,020.00	2,342	11,678	83%	17%
102-514-01-5117 WORKMAN'S COMPENSATION	13,298.00	6,918	6,380	48%	52%
102-514-01-5120 LONGEVITY PAY	1,628.00	856	772	47%	53%
102-514-01-5122 SCHOOL, REGISTRATION & TUITION	5,800.00	270	5,530	95%	5%
102-514-01-5123 TRAVEL, MEALS & LODGING	1,000.00	275	725	73%	27%
102-514-01-5124 UNIFORMS	2,210.00	3,392	(1,182)	-53%	153%
TOTAL PAYROLL EXP.	357,336	94,943	262,393	73%	27%
LEGAL & PROFESSIONAL EXPENSES					
102-514-02-5140 CONTRACT LABOR	10,000.00	752	9,249	92%	8%
102-514-02-5145 ROAD MAINTENANCE	50,000.00	58	49,942	100%	0%
102-514-02-5146 THOROUGHFARE IMPACT FEE STUDY	0.00	4,007	(4,007)	0%	100%
102-514-02-5147 STORMWATER UTILITY FEE STUDY	80,000.00	0	80,000	100%	0%
102-514-02-5149 ENGINEERING	23,000.00	0	23,000	100%	0%
102-514-02-5160 DRAINAGE MAINTENANCE	5,500.00	0	5,500	100%	0%
102-514-02-5390 ANIMAL CONTROL - SHELTERS	22,000.00	5,150	16,850	77%	23%
102-514-02-5395 ANIMAL CONTROL - M&O	15,000.00	3,712	11,289	75%	25%
TOTAL LEGAL & PROFESSIONAL EXP.	205,500	13,678	191,822	93%	7%
MATERIAL & SUPPLIES EXPENSES					
102-514-03-5208 COMPUTER SW/HW	2,800.00	0	2,800	100%	0%
102-514-03-5209 OFFICE SUPPLIES	4,450.00	653	3,797	85%	15%
102-514-03-5210 MATERIALS/SUPPLIES	10,000.00	2,355	7,645	76%	24%
102-514-03-5211 ASPHALT & AGGREGATE	70,000.00	564	69,436	99%	1%
102-514-03-5212 STREET SIGNS / TRAFFIC SIGNS	12,500.00	2,319	10,181	81%	19%
102-514-03-5213 PPE/SAFETY EQUIPMENT & TRAINING	800.00	0	800	100%	0%
102-514-03-5214 TRUCK EQUIPMENT & TOOLS	6,000.00	2,730	3,270	54%	46%
TOTAL MAT. & SUP. EXP.	106,550	8,622	97,928	92%	8%
MAINTENANCE EXPENSES					
102-514-04-5205 MAINTENANCE AGREEMENTS	19,500.00	1,763	17,737	91%	9%
102-514-04-5225 FACILITY MAINTENANCE	1,000.00	0	1,000	100%	0%
102-514-04-5230 EQUIPMENT REPAIRS	3,701.00	1,119	2,582	70%	30%
102-514-04-5231 EQUIPMENT O&M	1,500.00	115	1,385	92%	8%
102-514-04-5279 FLEET FUEL (GASOLINE & DIESEL)	12,000.00	1,289	10,711	89%	11%
102-514-04-5280 VEHICLE O&M	1,500.00	469	1,031	69%	31%
102-514-04-5281 VEHICLE REPAIRS	3,000.00	3,146	(146)	-5%	105%
102-514-04-5283 TRAFFIC SIGNALIZATION	7,579.00	0	7,579	100%	0%
TOTAL MAINT. EXP.	49,780	7,901	41,879	84%	16%
UTILITY EXPENSES					
102-514-05-5400 LAND PHONE LINE	800.00	88	712	89%	11%
102-514-05-5401 CELL PHONES	3,500.00	621	2,879	82%	18%
102+514-05-5403 INTERNET DSL	800.00	0	800	100%	0%
102-514-05-5419 NATURAL GAS	1,300.00	197	1,103	85%	15%
102-514-05-5421 STREET LIGHTS	106,000.00	18,396	87,604	83%	17%
TOTAL UTILITY EXP.	112,400	19,303	93,097	83%	17%
OTHER OPERATING EXPENSES					
102-514-09-5220 POSTAGE	100.00	31	69	69%	31%
102-514-09-5240 GENERAL INSURANCE	1,994.00	1,994	0	0%	100%
102-514-09-5250 MEMBERSHIPS & Dues	750.00	240	510	68%	32%
102-514-09-5285 HIRING EXP. FOR NEW EMP.	285.00	0	285	100%	0%
102-514-09-5290 ADVERTISING	200.00	24	176	88%	12%
102-514-09-5415 EQUIPMENT RENTAL	5,961.00	678	5,283	89%	11%
102-514-09-5700 EQUIPMENT	17,200.00	17,200	0	0%	100%
TOTAL OTHER OPERATING EXP.	26,490	20,167	6,323	24%	76%
TOTAL PUBLIC WORKS EXPENDITURES	858,056	164,614	693,442	81%	19%

**CITY OF CELINA
POLICE**

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**QUARTERLY BUDGET V. ACTUAL
FY 2014-2015**

ACCOUNT NUMBER/NAME	ANNUAL BUDGET	QTD As of 12/31/2014			
		1ST QTR. ACTUAL	BELOW (ABOVE) \$ Remains	% Remains	BUDGET % Used
EXPENDITURES					
PAYROLL EXPENSES					
102-515-01-5100 SALARIES	661,125.00	165,307	495,818	75%	25%
102-515-01-5105 OVERTIME	16,250.00	5,842	10,408	64%	36%
102-515-01-5110 P/R TAX EXPENSE	51,911.00	13,265	38,646	74%	26%
102-515-01-5111 SUTA	3,240.00	765	2,475	76%	24%
102-515-01-5115 GROUP HEALTH INSURANCE	72,000.00	12,000	60,000	83%	17%
102-515-01-5116 RETIREMENT-TMRS	35,557.00	6,019	29,538	83%	17%
102-515-01-5117 WORKMAN'S COMPENSATION	25,786.00	13,415	12,371	48%	52%
102-515-01-5118 CORPORAL INCENTIVE PAY	1,200.00	600	600	50%	50%
102-515-01-5120 LONGEVITY PAY	1,584.00	1,551	33	2%	98%
102-515-01-5122 SCHOOL, REGISTRATION & TUITION	12,000.00	1,732	10,268	86%	14%
102-515-01-5123 TRAVEL, MEALS & LODGING	4,200.00	1,012	3,188	76%	24%
102-515-01-5124 UNIFORMS	18,000.00	14,372	3,628	20%	80%
TOTAL PAYROLL EXP.	902,853	235,882	666,971	74%	26%
LEGAL & PROFESSIONAL EXPENSES					
102-515-02-5139 TPCA FOUNDATION BEST PRACTICES	2,070.00	0	2,070	100%	0%
102-515-02-5140 CONTRACT LABOR	0.00	0	0	0%	100%
102-515-02-5148 CHILD ADVOCACY-COLLIN CO	4,000.00	0	4,000	100%	0%
102-515-02-5300 DISPATCH SERVICE-COLLIN	27,000.00	9,066	17,934	66%	34%
TOTAL LEGAL & PROFESSIONAL EXP.	33,070	9,066	24,004	73%	27%
MATERIAL & SUPPLIES EXPENSES					
102-515-03-5208 COMPUTER SW/HW	9,400.00	4,765	4,635	49%	51%
102-515-03-5209 OFFICE SUPPLIES	3,000.00	688	2,312	77%	23%
102-515-03-5210 MATERIALS/SUPPLIES	6,300.00	1,452	4,848	77%	23%
102-515-03-5211 AMMUNITION AND SUPPLIES	10,700.00	2,907	7,794	73%	27%
102-515-03-5212 CID SUPPLIES (CAMERA ETC.)	3,000.00	0	3,000	100%	0%
102-515-03-5213 CID CRIME LAB FEES	2,000.00	0	2,000	100%	0%
102-515-03-5214 TRAINING SUPPLIES	7,500.00	0	7,500	100%	0%
TOTAL MAT. & SUP. EXP.	41,900	9,812	32,088	77%	23%
MAINTENANCE EXPENSES					
102-515-04-5205 MAINTENANCE AGREEMENTS	35,420.00	7,854	27,566	78%	22%
102-515-04-5225 FACILITY MAINTENANCE	2,500.00	180	2,320	93%	7%
102-515-04-5230 EQUIPMENT REPAIRS	500.00	0	500	100%	0%
102-515-04-5279 FLEET FUEL (GASOLINE & DIESEL)	37,500.00	6,168	31,332	84%	16%
102-515-04-5280 VEHICLE O&M	9,000.00	1,195	7,805	87%	13%
102-515-04-5281 VEHICLE REPAIRS	3,000.00	0	3,000	100%	0%
TOTAL MAINT. EXP.	87,920	15,397	72,523	82%	18%
UTILITY EXPENSES					
102-515-05-5400 LAND PHONE LINE	2,000.00	595	1,405	70%	30%
102-515-05-5401 CELL PHONES	1,750.00	354	1,396	80%	20%
102+515-05-5403 INTERNET DSL	1,000.00	240	760	76%	24%
102-515-05-5420 ELECTRICITY	5,400.00	624	4,776	88%	12%
TOTAL UTILITY EXP.	10,150	1,812	8,338	82%	18%
OTHER OPERATING EXPENSES					
102-515-09-5180 LICENSES/PERMITS/FILING	0.00	0	0	0%	100%
102-515-09-5220 POSTAGE	1,000.00	85	915	92%	8%
102-515-09-5240 GENERAL INSURANCE	19,000.00	19,000	0	0%	100%
102-515-09-5250 MEMBERSHIPS & DUES	1,200.00	660	540	45%	55%
102-515-09-5285 HIRING EXP. FOR NEW EMP.	1,500.00	750	750	50%	50%
102-515-09-5340 OFFICE RENT	12,000.00	3,000	9,000	75%	25%
102-515-09-5380 INMATE CARE COLLIN COUNT	4,000.00	209	3,791	95%	5%
102-515-09-5406 VEHICLE WIRELESS	4,520.00	1,023	3,497	77%	23%
102-515-09-5415 EQUIPMENT RENTAL	4,500.00	1,174	3,326	74%	26%
102-515-09-5729 SEIZURE	0.00	0	0	0%	100%
102-515-09-5730 DWI BLOOD	750.00	0	750	100%	0%
102-515-09-5750 CAPITAL OUTLAY	60,973.00	0	60,973	100%	0%
102-515-09-5760 CRIME PREVENTION	2,500.00	46	2,454	98%	2%
TOTAL OTHER OPERATING EXP.	111,943	25,947	85,996	77%	23%
TOTAL POLICE EXPENDITURES	1,187,836	297,915	889,921	75%	25%

CITY OF CELINA

PARKS

QUARTERLY BUDGET V. ACTUAL

FY 2014-2015

ACCOUNT NUMBER/NAME	ANNUAL BUDGET	QTD			
		As of 12/31/2014			
		1ST QTR.	BELOW (ABOVE) BUDGET		
EXPENDITURES		ACTUAL	\$ Remains	% Remains	% Used
PAYROLL EXPENSES					
102-516-01-5100 SALARIES	198,300.00	45,379	152,921	77%	23%
102-516-01-5105 OVERTIME	2,000.00	108	1,892	95%	5%
102-516-01-5110 P/R TAX EXPENSE	15,323.00	3,574	11,749	77%	23%
102-516-01-5111 SUTA	1,485.00	0	1,485	100%	0%
102-516-01-5115 GROUP HEALTH INSURANCE	33,000.00	6,500	26,500	80%	20%
102-516-01-5116 RETIREMENT-TMRS	10,496.00	1,621	8,875	85%	15%
102-516-01-5117 WORKMAN'S COMPENSATION	8,353.00	4,345	4,008	48%	52%
102-516-01-5120 LONGEVITY PAY	1,134.00	1,044	90	8%	92%
102-516-01-5122 SCHOOL, REGISTRATION & TUITION	500.00	610	(110)	-22%	122%
102-516-01-5123 TRAVEL, MEALS & LODGING	250.00	94	156	62%	38%
102-516-01-5124 UNIFORMS	1,800.00	1,142	658	37%	63%
TOTAL PAYROLL EXP.	272,641	64,418	208,223	76%	24%
LEGAL & PROFESSIONAL EXPENSES					
102-516-02-5140 CONTRACT LABOR	40,000.00	13,825	26,175	65%	35%
TOTAL LEGAL & PROFESSIONAL EXP.	40,000	13,825	26,175	65%	35%
MATERIAL & SUPPLIES EXPENSES					
102-516-03-5208 COMPUTER SW/HW	1,150.00	0	1,150	100%	0%
102-516-03-5209 OFFICE SUPPLIES	250.00	96	154	61%	39%
102-516-03-5210 MATERIAL AND SUPPLIES	10,000.00	2,180	7,820	78%	22%
102-516-03-5500 CHEMICAL & FERTILIZERS	35,000.00	3,249	31,751	91%	9%
102-516-03-5501 IRRIGATION	19,000.00	624	18,376	97%	3%
102-516-03-5502 HORTICULTURES & LANDSCAPING	1,500.00	0	1,500	100%	0%
TOTAL MAT. & SUP. EXP.	66,900	6,149	60,751	91%	9%
MAINTENANCE EXPENSES					
102-516-04-5205 MAINTENANCE AGREEMENT	2,600.00	697	1,903	73%	27%
102-516-04-5225 FACILITIES MAINTENANCE	25,444.00	6,976	18,468	73%	27%
102-516-04-5230 EQUIPMENT REPAIRS	2,000.00	0	2,000	100%	0%
102-516-04-5231 EQUIPMENT O&M	1,600.00	0	1,600	100%	0%
102-516-04-5279 FLEET FUEL (GASOLINE & DIESEL)	4,000.00	557	3,443	86%	14%
102-516-04-5280 VEHICLE O&M	1,000.00	0	1,000	100%	0%
102-516-04-5281 VEHICLE REPAIRS	2,500.00	0	2,500	100%	0%
TOTAL MAINT. EXP.	39,144	8,230	30,914	79%	21%
UTILITY EXPENSES					
102-516-05-5400 LAND PHONE LINE	700.00	257	443	63%	37%
102-516-05-5401 CELL PHONES	3,255.00	546	2,709	83%	17%
102+516-05-5403 INTERNET DSL	1,100.00	80	1,020	93%	7%
102-516-05-5419 NATURAL GAS	250.00	76	174	69%	31%
102-516-05-5420 ELECTRICITY	24,000.00	3,386	20,614	86%	14%
TOTAL UTILITY EXP.	29,305	4,346	24,959	85%	15%
OTHER OPERATING EXPENSES					
102-516-09-5220 POSTAGE	10.00	0	10	100%	0%
102-516-09-5240 GENERAL INSURANCE	4,057.00	4,057	0	0%	100%
102-516-09-5250 MEMBERSHIPS & DUES	400.00	0	400	100%	0%
102-516-09-5411 CITY SPONSORED EVENTS	45,000.00	850	44,150	98%	2%
102-516-09-5415 EQUIPMENT RENTAL	841.00	157	684	81%	19%
102-516-09-5625 PARKS CONCESSION STANDS EXP.	47,257.00	4,372	42,885	91%	9%
102-516-09-5626 PARKS SPORTS ACTIVITIES EXP.	42,000.00	22,549	19,451	46%	54%
102-516-09-5700 EQUIPMENT (PURCHASE & LEASE)	0.00	0	0	0%	100%
102-516-09-5750 CAPITAL OUTLAY	3,500.00	0	3,500	100%	0%
TOTAL OTHER OPERATING EXP.	143,065	31,985	111,080	78%	22%
TOTAL PARKS EXPENDITURES	591,055	128,954	462,101	78%	22%

CITY OF CELINA
MAIN STREET
QUARTERLY BUDGET V. ACTUAL
FY 2014-2015

ACCOUNT NUMBER/NAME	ANNUAL BUDGET	QTD			
		As of 12/31/2014			
		1ST QTR.	BELOW (ABOVE) BUDGET		
EXPENDITURES		ACTUAL	\$ Remains	% Remains	% Used
PAYROLL EXPENSES					
102-517-01-5100 SALARIES	0.00	0	0	0%	100%
102-517-01-5110 P/R TAX EXPENSE	0.00	0	0	0%	100%
102-517-01-5111 SUTA	0.00	0	0	0%	100%
102-517-01-5115 GROUP HEALTH INSURANCE	0.00	0	0	0%	100%
102-517-01-5116 RETIREMENT-TMRS	0.00	0	0	0%	100%
102-517-01-5117 WORKMAN'S COMPENSATION	0.00	0	0	0%	100%
102-517-01-5120 LONGEVITY PAY	0.00	0	0	0%	100%
102-517-01-5122 SCHOOL, REGISTRATION & TUITION	1,000.00	15	985	99%	1%
102-517-01-5123 TRAVEL, MEALS & LODGING	1,200.00	0	1,200	100%	0%
TOTAL PAYROLL EXP.	2,200	15	2,185	99%	1%
LEGAL & PROFESSIONAL EXPENSES					
102-517-02-5140 CONTRACT LABOR	0.00	0	0	0%	100%
TOTAL LEGAL & PROFESSIONAL EXP.	0	0	0	0%	100%
MATERIAL & SUPPLIES EXPENSES					
102-517-03-5208 COMPUTER SW/HW	0.00	0	0	0%	100%
102-517-03-5209 OFFICE SUPPLIES	150.00	27	123	82%	18%
102-517-03-5210 MATERIAL AND SUPPLIES	550.00	89	461	84%	16%
TOTAL MAT. & SUP. EXP.	700	116	584	83%	17%
MAINTENANCE EXPENSES					
102-517-04-5205 MAINTENANCE AGREEMENTS	1,724.00	527	1,197	69%	31%
TOTAL MAINT. EXP.	1,724	527	1,197	69%	31%
UTILITY EXPENSES					
102-517-05-5400 LAND PHONE LINE	700.00	169	531	76%	24%
102-517-05-5401 CELL PHONES	680.00	152	528	78%	22%
102+517-05-5403 INTERNET DSL	528.00	80	448	85%	15%
102-517-05-5419 NATURAL GAS	350.00	76	274	78%	22%
102-517-05-5420 ELECTRICITY	0.00	0	0	0%	100%
TOTAL UTILITY EXP.	2,258	477	1,781	79%	21%
OTHER OPERATING EXPENSES					
102-517-09-5121 MAIN STREET GOLF TOURNAMENT	10,000.00	6,600	3,400	34%	66%
102-517-09-5220 POSTAGE	200.00	1	199	100%	0%
102-517-09-5240 GENERAL INSURANCE	135.00	135	0	0%	100%
102-517-09-5250 MEMBERSHIPS & DUES	550.00	30	520	95%	5%
102-517-09-5290 ADVERTISING	1,000.00	0	1,000	100%	0%
102-517-09-5340 OFFICE RENT	0.00	0	0	0%	100%
102-517-09-5410 OFFICE CLEANING	350.00	75	275	79%	21%
102-517-09-5415 EQUIPMENT RENTAL	1,800.00	157	1,643	91%	9%
102-517-09-5700 EQUIPMENT	0.00	0	0	0%	100%
102-517-09-5705 SPECIAL PROJECTS	6,843.00	17,955	(11,112)	-162%	262%
102-517-09-5706 MAIN STREET MISC. EXPENSES	6,200.00	0	6,200	100%	0%
102-517-09-5750 CAPITAL OUTLAY	0.00	0	0	0%	100%
102-517-09-5801 DEBT SERVICE	30,000.00	0	30,000	100%	0%
TOTAL OTHER OPERATING EXP.	57,078	24,952	32,126	56%	44%
TOTAL MAIN STREET EXPENDITURES	63,960	26,088	37,872	59%	41%



CITY OF CELINA REVENUES & EXPENSES

FIRST FISCAL QUARTER

BUDGET V. ACTUAL

W/S FUND DETAILS

FOR PERIOD ENDING DECEMBER 31, 2014

Prepared by: Jay Toutouchian

CITY OF CELINA
W / S REVENUE DETAIL
QUARTERLY REVENUE & EXPENSE REPORT
FY 2014-2015

ACCOUNT NUMBER/NAME	ANNUAL BUDGET	QTD			
		As of 12/31/2014			
		1ST QTR.	BELOW (ABOVE) BUDGET		
REVENUE		ACTUAL	\$ Remains	% Remains	% Received
FINE & FEES					
202-400-01-4027 CREDIT CARD FEES	0.00	5,556	(5,556)	0%	100%
202-400-01-4072 WATER TOWER RENTAL FEES	41,903.00	22,027	19,876	47%	53%
202-400-01-4202 WATER IMPACT FEES/DEBT RETIRE	0.00	0	0	0%	100%
202-400-01-4203 SEWER IMPACT FEES/DEBT RETIRE	0.00	0	0	0%	100%
202-400-01-4230 RECONNECT/DISCONNECT FEES	12,000.00	2,440	9,560	80%	20%
202-400-01-4232 CUSTOMER SERVICE FEES	900.00	210	690	77%	23%
202-400-01-4235 TRANSFER FEES	1,050.00	275	775	74%	26%
202-400-01-4240 WATER TAPS	361,000.00	87,060	273,940	76%	24%
202-400-01-4241 SEWER TAPS	307,800.00	69,660	238,140	77%	23%
TOTAL FINE & FEES	724,653	187,228	537,425	74%	26%
PENALTIES & INTEREST					
202-400-05-4220 PENALTIES	45,000.00	22,247	22,753	51%	49%
202-400-05-4800 INTEREST INCOME	9,500.00	3,657	5,843	62%	38%
TOTAL PENALTIES & INTEREST	54,500	25,904	28,596	52%	48%
SALES					
202-400-06-4200 WATER SALES	2,875,745.00	584,861	2,290,884	80%	20%
202-400-06-4210 SEWER SALES	1,159,500.00	275,088	884,412	76%	24%
202-400-06-4215 GARBAGE BILLING	414,761.00	86,152	328,609	79%	21%
TOTAL SALES	4,450,006	946,101	3,503,905	79%	21%
MISCELLANEOUS REVENUE					
202-400-09-4236 RADIO READ RESERVE	62,700.00	15,265	47,435	76%	24%
202-400-09-4850 MISCELLANEOUS INCOME	3,500.00	3,311	189	5%	95%
TOTAL MISCELLANEOUS REV.	66,200	18,577	47,623	72%	28%
TOTAL REVENUES	5,295,359	1,177,810	4,117,549	78%	22%

CITY OF CELINA
WATER
QUARTERLY BUDGET V. ACTUAL
FY 2014-2015

Page 1

ACCOUNT NUMBER/NAME	ANNUAL BUDGET	QTD			
		As of 12/31/2014			
EXPENDITURES		1ST QTR.	BELOW (ABOVE) BUDGET		
		ACTUAL	\$ Remains	% Remains	% Used
PAYROLL EXPENSES					
202-521-01-5100 SALARIES	255,304.00	58,820	196,484	77%	23%
202-521-01-5105 OVERTIME	20,000.00	4,243	15,757	79%	21%
202-521-01-5110 P/R TAX EXPENSE	21,061.00	5,079	15,982	76%	24%
202-521-01-5111 SUTA	1,890.00	572	1,318	70%	30%
202-521-01-5115 GROUP HEALTH INSURANCE	42,000.00	5,500	36,500	87%	13%
202-521-01-5116 RETIREMENT-TMRS	14,426.00	2,304	12,122	84%	16%
202-521-01-5117 WORKMAN'S COMPENSATION	13,683.00	7,118	6,565	48%	52%
202-521-01-5120 LONGEVITY PAY	884.00	932	(48)	-5%	105%
202-521-01-5122 SCHOOL, REGISTRATION & TUITION	1,600.00	1,332	268	17%	83%
202-521-01-5123 TRAVEL, MEALS & LODGING	1,000.00	22	978	98%	2%
202-521-01-5124 UNIFORMS	2,210.00	717	1,493	68%	32%
TOTAL PAYROLL EXP.	374,058	86,639	287,419	77%	23%
LEGAL & PROFESSIONAL EXPENSES					
202-521-02-5140 CONTRACT LABOR	1,000.00	1,476	(476)	-48%	148%
202-521-02-5145 ROAD MAINTENANCE	5,000.00	0	5,000	100%	0%
202-521-02-5149 ENGINEERING	10,000.00	0	10,000	100%	0%
202-523-02-5395 GARBAGE PICK-UP FEES	381,199.00	84,419	296,780	78%	22%
TOTAL LEGAL & PROFESSIONAL EXP.	397,199	85,895	311,304	78%	22%
MATERIAL & SUPPLIES EXPENSES					
202-521-03-5207 WATER METERS	50,000.00	11,346	38,654	77%	23%
202-521-03-5208 COMPUTER SW / HW	18,000.00	812	17,188	95%	5%
202-521-03-5209 OFFICE SUPPLIES	1,500.00	1,328	172	11%	89%
202-521-03-5210 MATERIAL AND SUPPLIES	35,000.00	9,914	25,086	72%	28%
202-521-03-5214 TRUCK EQUIP. & SMALL TOOLS	500.00	310	190	38%	62%
202-521-03-5500 CHEMICALS	10,000.00	1,125	8,875	89%	11%
TOTAL MAT. & SUP. EXP.	115,000	24,836	90,164	78%	22%
MAINTENANCE EXPENSES					
202-521-04-5205 MAINTENANCE AGREE	8,000.00	2,049	5,951	74%	26%
202-521-04-5225 FACILITY MAINTENANCE	7,400.00	331	7,069	96%	4%
202-521-04-5230 EQUIPMENT REPAIRS	35,000.00	3,401	31,599	90%	10%
202-521-04-5231 EQUIPMENT O&M	1,600.00	206	1,394	87%	13%
202-521-04-5279 FLEET FUEL (GASOLINE & DIESEL)	19,740.00	3,109	16,631	84%	16%
202-521-04-5280 VEHICLE O&M	2,000.00	480	1,520	76%	24%
202-521-04-5281 VEHICLE REPAIRS	2,000.00	447	1,553	78%	22%
202-521-04-5510 TESTING W/S SAMPLE	4,500.00	840	3,660	81%	19%
TOTAL MAINT. EXP.	80,240	10,863	69,377	86%	14%
UTILITY EXPENSES					
202-521-05-5400 LAND PHONE LINE	5,000.00	723	4,277	86%	14%
202-521-05-5401 CELL PHONES	4,850.00	1,121	3,729	77%	23%
202-521-05-5403 INTERNET DSL	3,900.00	968	2,932	75%	25%
202-521-05-5419 NATURAL GAS	300.00	40	260	87%	13%
202-521-05-5420 UTILITIES	195,250.00	39,931	155,319	80%	20%
TOTAL UTILITY EXP.	209,300	42,783	166,517	80%	20%
OTHER OPERATING EXPENSES					
202-521-09-5162 CREDIT CARDS FEES	0.00	2,646	(2,646)	0%	100%
202-521-09-5180 LICENSES/PERMITS/	5,500.00	5,091	409	7%	93%
202-521-09-5220 POSTAGE	30,000.00	6,243	23,757	79%	21%
202-521-09-5240 GENERAL INSURANCE	9,000.00	9,000	0	0%	100%
202-521-09-5250 MEMBERSHIPS & DUE	500.00	0	500	100%	0%
202-521-09-5285 HIRING EXPENSES FOR NEW EMPLOYEES	300.00	122	178	59%	41%
202-521-09-5290 ADVERTISING	2,000.00	0	2,000	100%	0%
202-521-09-5340 RENT	100.00	0	100	100%	0%
202-521-09-5410 OFFICE CLEANING	1,000.00	264	736	74%	26%
202-521-09-5415 EQUIPMENT RENTAL	500.00	0	500	100%	0%
202-521-09-5440 PAYING AGENT FEES	2,400.00	0	2,400	100%	0%
202-521-09-5700 EQUIPMENT	12,500.00	0	12,500	100%	0%
202-521-09-5740 UTRWD H2O	1,379,841.00	313,156	1,066,685	77%	23%
202-521-09-5741 NCT GROUND WATER CONSERVATION	16,000.00	0	16,000	100%	0%
202-521-99-5144 TRANSFER TO GENERAL FUND	270,000.00	67,500	202,500	75%	25%
202-521-99-5805 TRANSFER TO DEBT FUND	752,200.00	188,050	564,150	75%	25%
TOTAL OTHER OPERATING EXP.	2,481,841	592,071	1,889,770	76%	24%
TOTAL WATER EXPENSES	3,657,638	843,086	2,814,552	77%	23%

CITY OF CELINA
SEWER
QUARTERLY BUDGET V. ACTUAL
FY 2014-2015

ACCOUNT NUMBER/NAME	ANNUAL BUDGET	QTD			
		As of 12/31/2014			
		1ST QTR.	BELOW (ABOVE) BUDGET		
		ACTUAL	\$ Remains	% Remains	% Used
EXPENDITURES					
PAYROLL EXPENSES					
202-522-01-5100 SALARIES	96,898.00	22,016	74,882	77%	23%
202-522-01-5105 OVERTIME	12,000.00	2,628	9,372	78%	22%
202-522-01-5110 P/R TAX EXPENSE	8,331.00	1,896	6,435	77%	23%
202-522-01-5111 SUTA	810.00	0	810	100%	0%
202-522-01-5115 GROUP HEALTH INSURANCE	18,000.00	4,000	14,000	78%	22%
202-522-01-5116 RETIREMENT-TMRS	5,706.00	860	4,846	85%	15%
202-522-01-5117 WORKMAN'S COMPENSATION	3,833.00	1,994	1,839	48%	52%
202-522-01-5120 LONGEVITY PAY	376.00	140	236	63%	37%
202-522-01-5122 SCHOOL, REGISTRATION & TUITION	1,200.00	587	613	51%	49%
202-522-01-5123 TRAVEL, MEALS & LODGING	800.00	427	373	47%	53%
202-522-01-5124 UNIFORMS	1,750.00	715	1,035	59%	41%
TOTAL PAYROLL EXP.	149,704	35,262	114,442	76%	24%
LEGAL & PROFESSIONAL EXPENSES					
202-522-02-5140 CONTRACT LABOR	500.00	0	500	100%	0%
202-522-02-5149 ENGINEERING	10,000.00	0	10,000	100%	0%
TOTAL LEGAL & PROFESSIONAL EXP.	10,500	0	10,500	100%	0%
MATERIAL & SUPPLIES EXPENSES					
202-522-03-5208 COMPUTER SW / HW	300.00	200	100	33%	67%
202-522-03-5209 OFFICE SUPPLIES	600.00	141	459	76%	24%
202-522-03-5210 MATERIAL AND SUPPLIES	15,000.00	1,529	13,471	90%	10%
202-522-03-5500 CHEMICALS	14,000.00	235	13,765	98%	2%
202-522-03-5600 LIFT STATION UPGRADES / ELECT.	8,000.00	0	8,000	100%	0%
TOTAL MAT. & SUP. EXP.	37,900	2,106	35,794	94%	6%
MAINTENANCE EXPENSES					
202-522-04-5205 MAINTENANCE AGREE	2,500.00	340	2,160	86%	14%
202-522-04-5225 FACILITY MAINTENANCE	600.00	524	76	13%	87%
202-522-04-5230 EQUIPMENT REPAIRS	50,000.00	5,627	44,373	89%	11%
202-522-04-5231 EQUIPMENT O&M	1,800.00	73	1,727	96%	4%
202-522-04-5279 FLEET FUEL (GASOLINE & DIESEL)	11,000.00	1,635	9,365	85%	15%
202-522-04-5280 VEHICLE O&M	1,500.00	489	1,011	67%	33%
202-522-04-5281 VEHICLE REPAIRS	1,000.00	0	1,000	100%	0%
202-522-04-5510 TESTING OF SEWER SAMPLE	13,000.00	2,514	10,486	81%	19%
202-522-04-5515 SEWER SLUDGE REMOVE	10,394.00	3,606	6,788	65%	35%
TOTAL MAINT. EXP.	91,794	14,808	76,986	84%	16%
UTILITY EXPENSES					
202-522-05-5400 LAND PHONE LINE	1,200.00	88	1,112	93%	7%
202-522-05-5401 CELL PHONES	3,750.00	765	2,985	80%	20%
202-522-05-5403 INTERNET DSL	900.00	0	900	100%	0%
202-522-05-5419 NATURAL GAS	250.00	112	138	55%	45%
202-522-05-5420 UTILITIES	50,000.00	7,317	42,683	85%	15%
TOTAL UTILITY EXP.	56,100	8,282	47,818	85%	15%
OTHER OPERATING EXPENSES					
202-522-09-5180 LICENSES/PERMITS/	5,000.00	2,702	2,299	46%	54%
202-522-09-5220 POSTAGE	50.00	0	50	100%	0%
202-522-09-5240 GENERAL INSURANCE	4,100.00	5,402	(1,302)	-32%	132%
202-522-09-5250 MEMBERSHIPS & DUE	250.00	0	250	100%	0%
202-522-09-5285 HIRING EXPENSES FOR NEW EMPLOYEES	150.00	0	150	100%	0%
202-522-09-5290 ADVERTISING	1,200.00	0	1,200	100%	0%
202-522-09-5415 EQUIPMENT RENTAL	8,000.00	0	8,000	100%	0%
202-522-09-5740 UTRWD SEWER	427,350.00	57,245	370,105	87%	13%
202-522-99-5144 TRANSFER TO GENERAL FUND	125,000.00	31,250	93,750	75%	25%
202-522-99-5805 TRANSFER TO DEBT FUND	376,043.00	94,011	282,032	75%	25%
TOTAL OTHER OPERATING EXP.	947,143	190,609	756,534	80%	20%
TOTAL WASTE WATER EXPENSES	1,293,141	251,067	1,042,074	81%	19%



**CITY COUNCIL WORKSESSION, PUBLIC HEARING, & REGULAR MEETING
FIRST UNITED METHODIST CHURCH 112 N. COLORADO (NEW LOCATION)**

TUESDAY, JANUARY 13, 2015

11:00 A.M. Worksession/Regular Session/ 6:30 P.M. Public Hearing/Action

MINUTES

WORKSESSION/REGULAR SESSION 11:00 A.M.

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Mayor Sean Terry called the meeting to order at 12:01 p.m. Councilmembers present were Mayor Pro Tem Roberts, Lori Vaden and Wayne Nabors. Councilman Chad Anderson arrived at 1:15 p.m. Councilmembers absent were George Kendrick and Vincent Ramos.

II. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Capital Improvement Plan, short term and long term items

- 1) 11:00 a.m. - 12:00 p.m. City Council lunch and general overview-While waiting for a quorum City Manager Mike Foreman gave a brief introduction to the different types of bonds used to pay for Capital Improvement projects.
- 2) 12:00 p.m. – 1:00 p.m. Parks and Recreation Department-Director of Parks Cody Webb and Recreation Manager Jeff Davis presented their projects.
- 3) 1:00 p.m. – 2:00 p.m. Police Department-Police Chief Mark Metdker and Sergeant Shea Scott presented their projects.
- 4) 2:00 p.m. – 3:00 p.m. Fire Department-Fire Chief Mark Metdker and Operations Chief Kyle Mills presented their projects.
- 5) 3:00 p.m. – 4:00 p.m. Public Works Department-Director of Public Works Gabe Johnson and Public Works Superintendent Steven Smith presented their projects.
- 6) 4:00 p.m. – 4:30 p.m. Planning and Development Department-No presentation was given.
- 7) 4:30 p.m. – 5:00 p.m. Recess-Mayor Terry recessed the City Council meeting at 3:55 p.m.

The meeting resumed at 112 N. Colorado at 5:05 p.m. with the same members present as earlier.

B. Engineering update – Director of Public Works Gabe Johnson deferred his update until the action portion of the meeting.

C. Employee Introductions and recognitions – Director of Public Works Gabe Johnson recognized Ector Arguello for his work bringing the Wastewater Treatment Plant into State compliance. Director of Planning and Development Services Helen-Eve Liebman introduced new Senior Planner Brooks Wilson. Fire Chief Mark Metdker introduced new Firefighter Patrick DiCredico.

D. Keep Celina Beautiful update – Mainstreet Director Terri Wilson introduced the program to Council.

E. Discussion regarding any and all agenda items-No other items were discussed.

Mayor Terry recessed the City Council meeting at 5:16 p.m.

III. EXECUTIVE SESSION:

At 5:31 p.m. the Council returned to the open meeting and announced an Executive Session pursuant to Government Code 551.071 Consultation with Attorney regarding Public Hearing/Action Items C, D and E. The City Council convened into Executive Session at 5:33 p.m. with City Attorney Lance Vanzant, City

Manager Mike Foreman and City Financial Consultant Jim Sabonis. The City Council came out of Executive Session and reconvened into open session at 6:30 p.m.

PUBLIC HEARING/ACTION ITEMS 6:30 P.M.

IV. PLEDGE OF ALLEGIANCE/INVOCATION:

Young citizens William and Ava Ford led the pledges of allegiance. Councilman Nabors gave the invocation.

V. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

VI. OPEN FORUM:

HOA President of North Preston Lake Estates Gregory Ford encouraged the city to make replacing roads a priority.

VII. CONSENT AGENDA:

- A. Consider and act upon approval of meeting minutes from: 12/09/2014, 12/15/2014, 12/22/2014. Faulkner
- B. Consider and act upon approval of an agreement by and between the City of Celina and the Greater Celina Chamber of Commerce for promoting and organizing the Celina Balloon Festival. Wilson
- C. Consider and act upon approval of interlocal agreements by and between the City of Celina and Denton County for Fire protection services and ambulance services. Metdker
- D. Consider and act upon an agreement by and between the City of Celina Fire Department and Training Division.com providing educational facilities for clinical practice of EMT's and Paramedics. Metdker
- E. Consider and take action on a Final Plat for DC Ranch Phase 2 being 62 residential lots on ±75.883 acres out of the Joab H. Biggs Survey, Abstract No. 52, within the Extraterritorial Jurisdiction of Celina, Texas. Liebman
- F. Consider and take action on a resolution (2015-04R) of the City Council of the City of Celina, Texas, supporting the contribution of \$5,000,000 from the Regional Transportation Council for the extension of Dallas North Tollway from FM428 to CR 9 and supporting the Dallas North Tollway Alignment. Liebman
- G. Consider and act upon authorizing the city manager to submit a letter of objection to Brazos Electric for the proposed Parvin Road Transmission Line and Substation Project - Southeastern Denton County. Liebman

Mayor Pro Tem Roberts moved to approve the Consent Agenda. Councilman Nabors seconded. Motion carried. 4-yes;0-no.

VIII. PUBLIC HEARING/ACTION:

- A. The Celina City Council will conduct a public hearing to consider testimony regarding the submission of applications to the Texas Department of Agriculture for Texas Community Development Block Grant Program (TXCDBG) grant funds for water improvements and take action regarding a resolution (2015-05R) of the City Council of Celina, Texas authorizing the submission of a Texas Community Development Block Grant Program application to the Texas Department of Agriculture for the Community Development Fund; and authorizing the city manager to act as the City's Executive officer and authorized representative in all matters pertaining to the City's participation in the Texas Community Development Block Grant Program.

J Rice with Public Management presented the program and proposed project to replace downtown water lines. No public comment was received. Mayor Terry closed the hearing. Councilman Nabors moved to approve item A. Mayor Pro Tem Roberts seconded. Motion carried. 4-yes;0-no.

- B. The Celina City Council will conduct a public hearing to consider testimony and take action regarding an ordinance (2015-06) amending the Celina Code of Ordinances, Chapter 10 Subdivision Ordinance, Article 10.02 Impact Fees by adopting a new division concerning impact fees for roadway facilities; adopting land use assumptions, service area boundaries and capital improvement plans; and approving assessment and collection schedules for roadway impact fees; providing for use of proceeds from such accounts; providing for relief procedures, exemptions and credits; providing for updates.

Consultant Eddie Haas with Freese and Nichols briefly presented the impact fee study. No public comment was received. Mayor Terry closed the hearing. Councilman Nabors moved to approve item B. Mayor Pro Tem Roberts seconded. Motion carried. 4-yes;0-no.

- C. Conduct a public hearing to consider and act upon proposed development regulations and an extraterritorial jurisdiction development agreement with The Parks at Wilson Creek, L.P. for The Parks at Wilson Creek development, approximately 539.914 acres generally located at the north of the Future Outer Loop, east of County Road 92, west of FM 2478 and south of FM 455, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas.

Land Use Attorney Brenda McDonald briefly introduced the agreement and noted the agreement needed to be approved with items noted in the memo updated January 13th from the Director of Planning and Development Services Helen-Eve Liebman. No public comment was received. Mayor Terry closed the hearing. Councilman Wayne Nabors moved to approve item C subject to all conditions noted in the updated memorandum dated January 13th and with 300 additional feet of access along the creek side of Sunset Boulevard. Mayor Pro Tem Roberts seconded. Motion carried. 4-yes;0-no.

- D. Conduct a public hearing to consider testimony on the proposed assessment to be levied against the assessable property within The Parks at Wilson Creek Public Improvement District pursuant to the provisions of Chapter 372 of the Texas Local Government Code.

Financial Consultant Jim Sabonis gave background information. No public comment was received. Mayor Terry closed the hearing.

- E. Conduct a public hearing to consider testimony on the proposed assessment to be levied against the assessable property and to rescind assessment Ordinance No. 2008-14 within the Lakes at Mustang Ranch Public Improvement District pursuant to the provisions of Chapter 372 of the Texas Local Government Code.

No public comment was received. Mayor Terry closed the hearing.

- F. Conduct a public hearing to consider testimony and take action regarding a Residential Replat request on \pm 5.747 acres in the Oxford Farms Addition, Lot 12, and is more commonly known as 8285 Falcon Court.

Director of Planning and Development Services Helen-Eve Liebman presented the re-plat. No public comment was received. Mayor Terry closed the hearing. Mayor Pro Tem Roberts moved to approve item F. Councilwoman Vaden seconded. Motion carried. 4-yes;0-no.

- G. Conduct a public hearing to consider testimony and take action regarding an ordinance (2015-07) amending the City's Code of Ordinances Chapter 14: Zoning, Article 14.05: Development Standards and Use Regulations, Division 4: Fencing, Walls, and Screening Requirements, (Section 14.05.122: screening of nonresidential and multifamily areas with screening walls; to amend the city's screening requirements for refuse storage areas).

Director of Planning and Development Services Helen-Eve Liebman presented the regulations. Herb Miller of 1505 Brook Lane made the comment that he is assuming this regulation does not apply to natural drainage as in his neighborhood. Director Liebman confirmed. Mayor Terry closed the hearing. Councilman Anderson moved to approve item G. Councilwoman Vaden seconded. Motion carried. 4-yes;0-no.

- H. Conduct a public hearing to consider testimony and take action regarding an ordinance (2015-08) amending the City's Code of Ordinances Chapter 14: Zoning, Article 14.03: Zoning Districts, Division 1: Generally, Section 14.03.009 PRO, Preston Road Overlay District.

Director of Planning and Development Services Helen-Eve Liebman presented the regulations. Gregory Ford of North Preston Lake Estates asked if this applies to current properties. Director Liebman said this applies to new properties. Mayor Terry closed the hearing. Councilman Nabors moved to approve item H. Councilman Anderson seconded. Motion carried. 4-yes;0-no.

- I. Conduct two public hearings (6:30 p.m.), and (6:35 p.m.) regarding a voluntary annexation request from Prosper ISD for 112.286 acres in the Coleman Watson Survey, Abstract No. 945, Collin County, Texas. (Wellspring)

Mayor Terry opened the first hearing. No public comment was received. Mayor Terry closed the hearing.

Mayor Terry opened the second hearing. No public comment was received. Mayor Terry closed the hearing.

- J. Conduct two public hearings (6:30 p.m.), and (6:35 p.m.) regarding a voluntary annexation request from Mike A. Myers Investment Holdings L.P. for 3.413 acres situated in the F. Wilkerson Survey, Abstract No. 1411, Tract #4.

Mayor Terry recused himself from the meeting due to a conflict at 7:21 p.m.

Mayor Pro Tem Roberts opened the first hearing. No public comment was received. Mayor Pro Tem Roberts closed the hearing.

Mayor Pro Tem Roberts opened the second hearing. No public comment was received. Mayor Pro Tem Roberts closed the hearing.

- K. Conduct two public hearings (6:30 p.m.), and (6:35 p.m.) regarding a voluntary annexation request from the Kim Family Living Trust for 97.547 acres situated in the F. Wilkerson Survey, Abstract No. 1411, Tract #12.

Mayor Pro Tem Roberts opened the first hearing. No public comment was received. Mayor Pro Tem Roberts closed the hearing.

Mayor Pro Tem Roberts opened the second hearing. No public comment was received. Mayor Pro Tem Roberts closed the hearing.

- L. Conduct two public hearings (6:30 p.m.), and (6:35 p.m.) regarding a voluntary annexation request from Frisco Industrial Partners for 36.27 acres situated in the F. Wilkerson Survey, Abstract No. 1411, Tract #11A(1).

Mayor Pro Tem Roberts opened the first hearing. No public comment was received. Mayor Pro Tem Roberts closed the hearing.

Mayor Pro Tem Roberts opened the second hearing. No public comment was received. Mayor Pro Tem Roberts closed the hearing.

- M. Conduct two public hearings (6:30 p.m.) and (6:35 p.m.) regarding a voluntary annexation request from Tarsan Corp for 36.740 acres situated in the F. Wilkerson Survey, Abstract No. 1411, Tract #2.

Mayor Pro Tem Roberts opened the first hearing. No public comment was received. Mayor Pro Tem Roberts closed the hearing.

Mayor Pro Tem Roberts opened the second hearing. No public comment was received. Mayor Pro Tem Roberts closed the hearing.

IX. ACTION ITEMS:

- A. Consider and act upon a Construction Plat for Creeks of Legacy Phase 1A, being 212 lots on ±59.906 acres situated in the William Davenport Survey, Abstract No. 262 and the F.D. Gary Survey, Abstract No. 361 in Celina, Texas. The property is generally located at the east of County Road 6 (Legacy Dr.), west of Dallas Parkway, South of County Road 7, and north of County Road 5 (Frontier Parkway). (Creeks of Legacy)

Items A, B and C were read and considered together. Councilwoman Vaden moved to approve items A, B and C. Councilman Anderson seconded. Motion carried. 4-yes;0-no.

- B. Consider and act upon a Construction Plat for Creeks of Legacy Phase 1B, being 115 lots on ±30.428 acres situated in the William Davenport Survey, Abstract No. 262 and the F.D. Gary Survey, Abstract

No. 361 in Celina, Texas. The property is generally located at the east of County Road 6 (Legacy Dr.), west of Dallas Parkway, South of County Road 7, and north of County Road 5 (Frontier Parkway). (Creeks of Legacy)

Item B considered with item A.

- C. Consider and act upon a Construction Plat for Creeks of Legacy Phase 1C, being 91 lots on ±25.539 acres situated in the William Davenport Survey, Abstract No. 262 and the F.D. Gary Survey, Abstract No. 361 in Celina, Texas. The property is generally located at the east of County Road 6 (Legacy Dr.), west of Dallas Parkway, South of County Road 7, and north of County Road 5 (Frontier Parkway). (Creeks of Legacy)

Item C considered with item A.

Mayor Terry returned to the meeting at this time, 7:26 p.m.

- D. Consider and take action on a Final Plat for Light Farms Phase 4 being 78 residential lots on ±17.70 acres out of the John Ragsdale Survey, Abstract No. 734, and the Collin County School Land Survey No. 14, Abstract No. 167 within the Extraterritorial Jurisdiction of Celina, Texas.

Councilman Anderson moved to approve item D. Councilman Nabors seconded. Motion carried. 4-yes;0-no.

- E. Consider and act on an ordinance (2015-01) repealing assessment Ordinance No. 2008-14 regarding The Lakes at Mustang Ranch Public Improvement District, terminating assessments against the property, releasing liens against the property and providing for recordation in the real property records of Collin County, Texas.

Land Use Attorney Brenda McDonald explained the repeal to the City Council. Councilman Nabors moved to approve item E. Councilman Anderson seconded. Motion carried. 4-yes;0-no.

- F. Consider and act upon approval of an ordinance (2015-02) of the City Council of the City of Celina accepting and approving a final Service and Assessment Plan, including a final Assessment Roll for Phase #1 Assessed Property, for The Lakes at Mustang Ranch Public Improvement District; making a finding of special benefit to assessable property within Phase #1 of the District and establishing a lien on such property for payment of the Phase #1 Assessments in accordance with Chapter 372, Texas Local Government Code, as amended; providing for the method of assessment and the payment of the Phase #1 Assessments, providing penalties and interest on delinquent assessments, providing for severability, and providing an effective date.

Abdi Yassin with MuniCap presented the SAP (one document for both items F & G). Councilman Nabors moved to approve item F with documents substantially submitted subject to final review and approval of the city manager and land use attorney. Councilman Anderson seconded. Motion carried. 4-yes;0-no.

- G. Consider and act upon approval of an ordinance (2015-03) of the City Council of the City of Celina accepting and approving a final Service and Assessment Plan, including a final Assessment Roll for Phases #2-9 Assessed Property, for the Lakes at Mustang Ranch Public Improvement District; making a finding of special benefit to the assessable property within Phases #2-9 of the District; levying special assessments against property within Phases #2-9 of the District and establishing a lien on such property; providing for payment of the Phases #2-9 Major Improvement Assessments in accordance with Chapter 372, Texas Local Government Code, as amended; providing for the method of assessment and the payment of the Phases #2-9 Major Improvement Assessments, providing penalties and interest on delinquent assessments, providing for severability, and providing an effective date.

Abdi Yassin with MuniCap presented the SAP (one document for both items F & G). Councilman Nabors moved to approve item G with documents substantially submitted subject to final review and approval of the city manager and land use attorney. Councilman Anderson seconded. Motion carried. 4-yes;0-no.

- H. Consider and act upon approval of an ordinance (2015-09) of the City Council of the city of Celina accepting and approving a final Service and Assessment Plan, including a final Assessment Roll for Assessed Property, for The Parks at Wilson Creek Public Improvement District; making a finding of special benefit to assessable property within the District and establishing a lien on such property for

payment of the Assessments in accordance with Chapter 372, Texas Local Government Code, as amended; providing for the method of assessment and the payment of the Assessments, providing penalties and interest on delinquent assessments, providing for severability, and providing an effective date.

Councilman Nabors moved to approve item H with documents substantially submitted subject to final review and approval of the city manager and land use attorney. Mayor Pro Tem Roberts seconded. Motion carried. 4-yes;0-no.

- I. Consider all matters incident and related to the issuance and sale of “City of Celina, Texas, Special Assessment Revenue Bonds, Series 2015 (The Lakes at Mustang Ranch Public Improvement District Phase #1 Project)”, including the adoption of an ordinance (2015-04) authorizing the issuance of such bonds and approving and authorizing related agreements.

Councilman Nabors moved to approve item I with documents substantially submitted subject to final review and approval of the city manager and land use attorney. Councilman Anderson seconded. Motion carried. 4-yes;0-no.

- J. Consider all matters incident and related to the issuance and sale of “City of Celina, Texas, Special Assessment Revenue Bonds, Series 2015 (The Lakes at Mustang Ranch Public Improvement District Phase #2-9 Project)”, including the adoption of an ordinance (2015-05) authorizing the issuance of such bonds and approving and authorizing related agreements.

Financial Advisor Jim Sabonis and Mark Curran with Jeffries Co. explained the sale of the bonds and thanked all involved in the lengthy process. Councilman Nabors moved to approve item J with documents substantially submitted subject to final review and approval of the city manager and land use attorney. Councilman Anderson seconded. Motion carried. 4-yes;0-no.

- K. Consider and act upon an ordinance (2015-10) accepting a petition from Celina 682 Partners, L.P., a Texas Limited Partnership, and dissolving Mustang Ranch Municipal Management District No. 1.

Councilman Anderson moved to approve item K. Councilwoman Vaden seconded. Motion carried. 4-yes;0-no.

- L. Consider and act upon approval of a resolution (2015-01R) of the City Council approving a reimbursement agreement between Celina 682 Partners, L.P. and City of Celina to include developer construction obligations, mechanics for developer payment from PID bonds and developer reimbursement, if any, from cash-flow collection of PID assessments for The Lakes at Mustang Ranch Public Improvement District.

Councilman Nabors moved to approve item L with documents substantially submitted subject to final review and approval of the city manager and land use attorney. Mayor Pro Tem Roberts seconded. Motion carried. 4-yes;0-no.

- M. Consider and act on approval of a resolution (2015-02R) approving a 380 Economic Development Agreement, by and between the City of Celina, The Parks at Wilson Creek, L.P. and Celina 682 Partners, L.P. related to The Lakes at Mustang Ranch Public Improvement District and The Parks at Wilson Creek Public Improvement District and costs for off-site water and sewer improvements included as PID assessments.

Councilman Nabors moved to approve items M and N with documents substantially submitted subject to final review and approval of the city manager and land use attorney. Mayor Pro Tem Roberts seconded. Motion carried. 4-yes;0-no.

- N. Consider and act on approval of a resolution (2015-03R) approving a 380 Economic Development Agreement, by and between the City of Celina, The Parks at Wilson Creek, L.P. and Celina 682 Partners, L.P. related to incentives for homes built within The Lakes at Mustang Ranch Public Improvement District and The Parks at Wilson Creek Public Improvement District. Fort/Liebman

Item N Considered with item M.

- O. Consider and act to allow the sale and consumption of alcoholic beverages at Cajun Fest, the Farmer's Market and Celina Balloon Festival for the year 2015.

Mainstreet Director Terri Wilson noted that Cajun Fest will be held on March 28th, the Farmer's Market's on Fridays beginning April 23rd until October and the Celina Balloon Festival on September 12th and 13th. Mayor Pro Tem Roberts moved to approve item O. Councilman Anderson seconded. Motion carried. 3-yes;1-no (Nabors).

- P. Consider and act upon approval of a resolution (2015-06R) of the City Council of the City of Celina, Texas, ordering and calling a General Election for the purpose of electing a Council Member for Place 2, and a Council Member for Place 3 for three (3) year terms each; authorizing a joint election with the Collin County Elections Administrator, Denton County Elections Administrator and the political subdivisions located entirely or partially inside the boundaries of Denton County, Celina Independent School District Board of Trustees and Collin County Community College to be held on Saturday, May 9, 2015. *(Resolucion del Concilio Municipal de La Ciudad de Celina, Tejas, se ordenan y convocan las Elecciones Generales para el fin de elegir un Miembro del Concilio de Lugar 2, y un Miembro del Concilio de Lugar 3 para termino de tres (3) anos cada uno: autoriza una eleccion conjunta con el Administrador de Elecciones del Condado Denton y las subdivisiones politicas ubicados total o parcialmente dentro de sus limites Condado de Denton, y el Administrador de Elecciones del Condado Collin y el Distrito Escolar Independiente de Celina y Collin County Community College que se celebrara el 9 de Mayo 2015)*

Mayor Pro Tem Roberts moved to approve item P. Councilman Anderson seconded. Motion carried. 4-yes;0-no.

- Q. Consider and act upon approval of a resolution (2015-07R) of the City Council of the City of Celina, Texas, ordering and calling a special election for the purpose of electing a Council Member for Place 1 to fill the remainder of a three (3) year term to the City Council to be held on May 9, 2015.

(Resolucion del Concilio Municipal de La Ciudad de Celina, Tejas, se ordenan y convocan las Elecciones Especial para el fin de elegir un Miembro del Concilio de Lugar 1 por el resto del termino actual, que se celebrara el 9 de Mayo 2015)

Councilman Anderson moved to approve item Q. Councilwoman Vaden seconded. Motion carried. 4-yes;0-no.

- R. Consider and act upon a resolution of the City of Celina, Texas, regarding a proposed application for support for a low income tax credit program project, generally located south of E. Ash St., east of Business 289/S. Okilahoma Dr., and west of SH 289/Preston Road. Liebman

Councilman Nabors moved to table item R (to the February meeting). Councilman Anderson seconded. Motion carried. 4-yes;0-no.

X. ADJOURNMENT:

There being no further comment Mayor Terry adjourned the meeting at 7:59 p.m.

Vicki Faulkner, TRMC
City Secretary, City of Celina, Texas

Date Minutes Approved

PROPOSED BILL SUMMARY

AN APPEALS COURT RULING IMPACTS ALL GENERAL-LAW CITIES STATEWIDE

The Texas Local Government Code defines "Municipality" as "a general-law municipality, home-rule municipality, or special-law municipality." Tex. Loc. Gov't Code § 1.005(3).

The Fort Worth Court of Appeals in *Harry Bizios v. Town of Lakewood Village, Texas*, Cause No. 02-14-00143-cv, 2014 WL 7447699, has recently interpreted "municipality" to mean only home-rule municipality, contrary to the Texas Legislature's statutory definition. This rule takes away legislative power granted to general-law cities, has the following effect on general-law cities under multiple provisions of the Local Government Code:

- No authority to regulate in their ETJ or plat within City limits under Sec. 212.002-3.
- No authority to create, with developers, Public Improvement Districts in the ETJ to improve infrastructure and community culture under Sec. 372.001.
- No authority to create Development Zones in the ETJ to improve areas with pervasive poverty, unemployment or economic distress under Sec. 386.001.
- No authority to create primary jobs by capturing sales and use tax in the ETJ through the use of Municipal Development Districts under Sec. 377.002.
- No authority to exempt landowners, primarily family farms with agriculture, from annexation by entering into development agreements in the ETJ under Sec. 212.172.
- No authority to consent to the creation of water districts in the ETJ under Sec. 42.042.
- No authority to create industrial districts in the ETJ to allow for continued use under Sec. 42.044.
- No authority to regulate set-back lines in the ETJ under Sec. 233.031.
- No authority to regulate signs in the ETJ under Sec. 216.003.

Please support us to insure that the term "municipality" includes general-law, home-rule and special-law municipalities by adopting a simple amendment to clarify the definition contained in Section 1.005(3).

1.003(3)

"Municipality means a general-law municipality, home-rule municipality, or special-law municipality. Unless it is specifically and clearly limited, municipality includes all types of municipalities."

We need your help to support this legislation



6351 Preston Rd. • Ste 350 • Frisco, TX 75034 • Phone: 972.668.6400
Fax: 972.668.6414 • Toll Free: 855.668.6400
www.txmunicipallaw.com

THE CITY OF CELINA, TEXAS

RESOLUTION 2015-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, REQUESTING AND SUPPORTING AN AMENDMENT TO THE DEFINITION OF “MUNICIPALITY” IN THE TEXAS LOCAL GOVERNMENT CODE.

WHEREAS, the City of Celina has been made aware that a recent court of appeals decision interprets the word “municipality,” as used throughout the Texas Local Government Code, as excluding general-law cities; and

WHEREAS, the erroneous interpretation of the definition of “municipality” to exclude general-law cities would have a significant detrimental impact on all general-law municipalities in the State of Texas and would be inconsistent with the historic application of numerous statutory provisions; and

WHEREAS, the City Council of the City of Celina, Texas (the “City Council”) has determined that requesting the Legislature to clarify the definition of “municipality” is in the best interest of the City and its citizens.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:

SECTION 1. The findings set forth above are incorporated into the body of this resolution as if fully set forth herein.

SECTION 2. The City Council hereby requests and supports an amendment to Section 1.005(3) of the Texas Local Government Code to provide a clarification that the definition of “municipality” includes all municipalities, whether general-law, special-law or home-rule, unless specifically and clearly differentiated.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ON THIS THE 10TH DAY OF FEBRUARY, 2015.

APPROVED:

Mayor

ATTEST:

City Secretary

By: _____ .B. No. _____

**A BILL TO BE ENTITLED
AN ACT**

relating to the clarification of the definition of municipality in the Texas Local Government Code.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Section 1.005, Section 1, Chapter 149, Acts of the 70th Legislature, Regular Session, 1987, is amended to read as follows:

Sec. 1.005. DEFINITIONS. In this code:

(1) "General-law municipality" means a municipality designated by Chapter 5 as a Type A general-law municipality, Type B general-law municipality, or Type C general-law municipality.

(2) "Home-rule municipality" means a municipality designated by Chapter 5 as a home-rule municipality.

(3) "Municipality" means a general-law municipality, home-rule municipality, or special-law municipality. Unless it is specifically and clearly limited, "municipality" includes all types of municipalities.

(4) "Special-law municipality" means a municipality designated by Chapter 5 as a special-law municipality.

SECTION 2. SAVINGS. This Act continues to apply to litigation instituted before the effective date of the Act.

SECTION 3. EFFECTIVE DATE. This Act takes effect immediately if it receives a vote of two-thirds of all the members elected to each house, as provided by Section 39, Article III, Texas Constitution. If this Act does not receive the vote necessary for immediate effect, this Act takes effect September 1, 2015 on the 91st day after the last day of the legislative session.

By: _____ .B. No. _____

**A BILL TO BE ENTITLED
AN ACT**

relating to the clarification of the definition of municipality in the Texas Local Government Code.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Section 1.005, Section 1, Chapter 149, Acts of the 70th Legislature, Regular Session, 1987, is amended to read as follows:

Sec. 1.005. DEFINITIONS. In this code:

(1) "General-law municipality" means a municipality designated by Chapter 5 as a Type A general-law municipality, Type B general-law municipality, or Type C general-law municipality.

(2) "Home-rule municipality" means a municipality designated by Chapter 5 as a home-rule municipality.

(3) "Municipality" means a general-law municipality, home-rule municipality, or special-law municipality. Unless it is specifically and clearly limited, "municipality" includes all types of municipalities.

(4) "Special-law municipality" means a municipality designated by Chapter 5 as a special-law municipality.

SECTION 2. SAVINGS. This Act continues to apply to litigation instituted before the effective date of the Act.

SECTION 3. EFFECTIVE DATE. This Act takes effect immediately if it receives a vote of two-thirds of all the members elected to each house, as provided by Section 39, Article III, Texas Constitution. If this Act does not receive the vote necessary for immediate effect, this Act takes effect September 1, 2015 on the 91st day after the last day of the legislative session.

CITY OF CELINA, TEXAS
RESOLUTION NO. 2015 - _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA,
TEXAS SUPPORTING THE KEEP TEXAS BEAUTIFUL, INC.
ORGANIZATION IN CELINA, TEXAS AND ESTABLISHING A KEEP
CELINA BEAUTIFUL COMMITTEE.**

WHEREAS, a clean environment contributes to the emotional, physical, and economic well-being of our citizens; and

WHEREAS, the City of Celina wishes to educate and engage citizens in taking responsibility for improving the community and their household's environmental impact; and

WHEREAS, the City of Celina desires to improve the physical quality of community life; and

WHEREAS, the City of Celina wishes to focus on sustainability by encouraging development that meets the needs of the present without compromising the ability of future generations to meet their own needs; and

WHEREAS, the Affiliate Program, developed by Keep Texas Beautiful, Inc. will assist greatly in reducing the improper handling of waste, and thereby reduce litter and increase solid waste management activities:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS that the governing body hereby endorses the organization and supports the participation with Keep Texas Beautiful, Inc., and

FURTHER, THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS hereby recognizes the Keep Celina Beautiful Committee. Said committee shall be an official committee and shall be accountable to the City Council of the City of Celina. The members and chairman of the Keep Celina Beautiful Committee shall be appointed/elected by the City Council of the City of Celina, Texas.

This resolution shall be in full force and effect from and after its adoption.

PASSED AND APPROVED by the City Council of the City of Celina, Texas, this the 10th day of February, 2015.

Sean Terry, Mayor

ATTEST:

Vicki Faulkner, City Secretary
City of Celina, Texas

APPROVED AS TO FORM:

City Attorney, City of Celina, Texas

**CITY OF CELINA, TEXAS
ORDINANCE 2015-**

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS AMENDING THE CODE OF ORDINANCES, CHAPTER I, GENERAL PROVISIONS, ARTICLE 1.04: BOARDS, COMISSIONS, AND COMMITTEES BY ADDING A NEW DIVISION 5 ESTABLISHING THE KEEP CELINA BEAUTIFUL COMMISSION; SETTING OFFICERS; SETTING A NUMBER OF MEMBERS; ESTABLISHING POLICY; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is a home rule municipality located in Collin County and Denton County, Texas created in accordance with the provisions of the Texas Local Government Code, the Texas Constitution and operating pursuant to the enabling legislation of the state of Texas; and

WHEREAS, the City Council desires to amend its current ordinance to adopt a new commission which shall establish a program for waste reduction, recycling and encouraging beautification of the City of Celina and has determined that certain conditions regarding same should be adopted in the interest of public safety; and

WHEREAS, the City Council finds that the adoption of this ordinance is in the interest of public health, safety, and welfare of the citizens of Celina.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

**SECTION 1
INCORPORATION OF PREMISES**

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

**SECTION 2
FINDINGS**

After due deliberations the City Council has concluded that the adoption of this Ordinance is in the best interest of the City of Celina, Texas and of the public health, safety and welfare.

SECTION 3 **AMENDMENTS**

3.01 That the Celina Code of Ordinances, Chapter 1: General Provisions; Article 1.04: Boards, Commissions and Committees is hereby amended by adding a new Division 5: Keep Celina Beautiful Commission which shall read as follows:

" Division 5. Keep Celina Beautiful Commission

Section 1.04.113 Creation

That a Keep Celina Beautiful Commission is hereby created for the purpose of assisting the City Council in establishing policies and programs to encourage beautification, waste reduction and recycling.

Section 1.04.114 Membership

That the Commission provided for herein shall be comprised of fifteen (15) members to be nominated by and approved by the City Council and shall be residents of the City, unless otherwise provided for herein. Five (5) positions of the Commission shall be held by one representative from each of the following: a Collin County commissioner or their designee, Celina Main Street, the Celina Historical Preservation Commission, Celina Parks & Recreation Department, and the Celina Garden Club. One position shall be held by the Executive Director of the Commission, who shall serve as a non-voting ex-officio member. Two (2) places shall be held by City of Celina employees as designated by the City Manager, who shall all serve as non-voting ex-officio members of the Commission. The balance of the Commission shall consist of representatives from business and industry, media, community organizations, education, interested residents, and City of Celina staff.

Eight members of the Commission originally appointed shall be for a term of one (1) year. Seven members of the Commission originally appointed shall be appointed for a term of two (2) years. Thereafter, the term of each Commission member shall be two (2) years. With the exception of the Executive Director, no Commission member shall serve three (3) successive terms, provided, however, that a Commission member appointed to complete the term of another Commission member shall, at the completion of such term, be eligible for appointment for another full term.

Section 1.04.115 Executive Director

The Executive Director shall be custodian of all minutes and records of the Commission and perform such other duties as the Commission may deem necessary and consistent with both the responsibilities of the Commission and his/her responsibilities to the City of Celina through the City Manager. The Executive Director shall work under the supervision and control of the City Manager for the purpose of implementing the provisions of this ordinance.

Section 1.04.116 Quorum

Eight (8) members of the Commission shall constitute a quorum for the conduct of business. The members of the Commission shall regularly attend meetings and serve without compensation except for reimbursement of authorized expenses attendant to the performance of their duties.

Section 1.04.117 Chairperson and vice-chairperson

The Commission shall hold an organizational meeting in October of each year and shall elect a Chairperson and Vice-Chairperson from among its members before proceeding to any other matters of business. The Commission shall meet regularly and shall designate the time and place of its meetings.

Section 1.04.118 Meetings

The Commission shall adopt its own rules of procedure and keep a record of its proceedings in accordance with the provisions of this ordinance and the Charter of the City of Celina. Newly-appointed members shall be installed at the first regular meeting after their appointment.

Each month a report shall be submitted to the City Council showing the cumulative attendance of each member with notation of members who have been absent from three (3) consecutive meetings.

Section 1.04.119 Duties and responsibilities

That the Commission shall recommend policies related to litter prevention, beautification and community improvement, and the minimization of solid waste to the City Council so all city activities might follow a common purpose. The Commission shall have the following responsibilities:

1. Develop citywide refuse and environmental policy plan(s);
2. Evaluate City actions in light of that policy;
3. Determine and recommend to the City Council management and program priorities on a citywide basis;
4. Recommend enforcement and additional program alternatives;
5. Monitor City performance from data collected and examined under the Keep America Beautiful, Inc. Affiliate System guidelines and make an annual report to the City Council; and
6. Carry out such other tasks as the City Council may designate.

To accomplish these responsibilities the Commission shall establish sub-committees such as, but not limited to, the areas of Business and Industry, Communications, Education, Finance/Fundraising, and Cleanup.

A Commission member will chair each sub-committee with an unspecified number of community volunteers chosen by the Commission as working sub-committee members.

Section 1.04.120 Funding and compensation

The City, within the budgetary appropriation process, shall furnish the office space, supplies, telephone, postage, and secretarial support for the Executive Director. The City, within Council-imposed budgetary restraints, shall also supply additional funds for Commission activities involving travel or training for the Executive Director.

The City shall pay the Executive Director's salary. Such salary and other expenses, whether specifically enumerated in the preceding paragraph or not, may be paid from donations when, as and if same are received by the City from the general public, business, industry, foundations, and other sources for the purposes embraced by the scope of the Commission's purpose and responsibilities administered in accordance with standard City policy and practice governed by statute, charter, and ordinance."

3.02 All other articles, chapters, divisions, sections, paragraphs, sentences, phrases and words are not amended but are hereby ratified and affirmed.

SECTION 4 **CUMULATIVE REPEALER**

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 5 **SAVINGS**

All rights and remedies of the City of Celina, Texas are expressly saved as to any and all violations of this provision of any other ordinance affecting the City's Code of Ordinances regarding boards, commissions and committees, which have secured at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

SECTION 6
SEVERABILITY

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in whole or in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decisions or enactment.

SECTION 7
ENGROSSMENT AND ENROLLMENT

The City Secretary is hereby directed to engross and enroll this Ordinance by copying the descriptive caption in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

SECTION 8
EFFECTIVE DATE

This Ordinance shall become effective from and after its date of passage in accordance with law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas
this 10th day of February, 2015.

Sean Terry
City of Celina, Texas

ATTEST:

Vicki Faulkner, City Secretary
City of Celina, Texas

[SEAL]

APPROVED AS TO FORM:

City Attorney
City of Celina, Texas

ORDINANCE NO. 2015 - _____



Memorandum

To: Honorable Mayor Sean Terry and the Celina City Council
From: Vicki Faulkner, City Secretary
CC: Mike Foreman, City Manager
Date: 02/10/2015
Re: General/Special Election Services Contract Collin County

Action Requested:

Consider and act upon approving a contract for election services provided by Collin County.

Background Information:

The City of Celina has voters in Denton and Collin County making it necessary to contract with both counties for election services. Collin County has submitted their contract as attached. This will be a joint contract for services with Celina ISD and Collin College District. We should receive Denton County's contract in March.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

Estimate for contract services with Collin County is \$3,591.35 with all three entities participating. Contract services with Denton County will be a flat rate of \$400.00. Estimate for legal publications is \$700. Contract costs will rise if the school district or college district is able to cancel their election.

Legal Review:

City Attorney has reviewed this contract.

Supporting Documents:

Contract

Staff Recommendation:

Approval of Contract

Thank you for your consideration of this item. If I can be of any support, please contact me at 972-382-2682 x1071 or by email at vfaulkner@celina-tx.gov.

May 9, 2015
Joint General & Special Election
Contract for Election Services
City of Celina/Celina ISD

May 9, 2015
Joint General & Special Election

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THE STATE OF TEXAS
COUNTY OF COLLIN
CITY – SCHOOL CELINA

§

CONTRACT FOR
ELECTION SERVICES

BY THE TERMS OF THIS CONTRACT made and entered into by and between the CITY OF CELINA, hereinafter referred to as the "CITY," and the BOARD OF TRUSTEES OF THE CELINA INDEPENDENT SCHOOL DISTRICT, hereinafter referred to as the "SCHOOL DISTRICT," and SHARON ROWE, Elections Administrator of Collin County, Texas, hereinafter referred to as "Contracting Officer," pursuant to the authority in Subchapter D, Section 31.092, of Chapter 31, of the Texas Election Code, agree to the following particulars in regard to coordination, supervision and running of the City and School District's May 9, 2015 Joint General & Special Election and a City Runoff Election, if necessary, on June 13, 2015. An additional cost estimate, early voting calendar, and Election Day polling place schedule will be prepared should a Runoff Election be necessary.

THIS AGREEMENT is entered into in consideration of the mutual covenants and promises hereinafter set out. IT IS AGREED AS FOLLOWS:

I. DUTIES AND SERVICES OF CONTRACTING OFFICER. The Contracting Officer shall be responsible for performing the following duties and shall furnish the following services and equipment:

A. The Contracting Officer shall arrange for appointment, notification (including writ of election), training and compensation of all presiding judges, alternate judges, the judge of the Central Counting Station and judge of the Early Voting Ballot Board.

a. The Contracting Officer shall be responsible for notification of each Election Day and Early Voting presiding judge and alternate judge of his or her appointment. The recommendations of the City and the School District will be the accepted guidelines for the number of clerks secured to work in each Vote Center. The presiding election judge of each Vote Center, however, will use his/her discretion to determine when additional manpower is needed during peak voting hours. The Contracting Officer

will determine the number of clerks to work in the Central Counting Station and the number of clerks to work on the Ballot Board.

Election judges shall be secured by the Contracting Officer with the approval of the City and the School District.

b. Election judges shall attend the Contracting Officer's school of instruction (Elections Seminar); calendar will be provided.

c. Election judges shall be responsible for picking up from and returning election supplies to the county election warehouse located at 2010 Redbud Blvd., Suite 102, Celina. Compensation for this pickup and delivery of supplies will be \$25.00.

d. The Contracting Officer shall compensate each election judge and worker. Each judge shall receive \$12.00 per hour for services rendered. Each alternate judge and clerk shall receive \$10.00 per hour for services rendered. Overtime will be paid to each person working over 40 hours per week.

B. The Contracting Officer shall procure, prepare, and distribute voting machines, election kits and election supplies.

a. The Contracting Officer shall secure election kits which include the legal documentation required to hold an election and all supplies including locks, pens, magic markers, etc.

b. The Contracting Officer shall secure all tables, chairs, and legal documentation required to run the Central Counting Station.

c. The Contracting Officer shall provide all lists of registered voters required for use on Election Day and for the early voting period required by law.

d. The Contracting Officer shall procure and arrange for the distribution of all election equipment and supplies required to hold an election.

1. Equipment includes the rental of voting machines, ADA compliance headphones and keypads (1 per site), transfer cases, voting signs and election supply cabinets.

2. Supplies include smart cards, sample ballots, provisional forms, maps, labels, pens, tape, markers, etc.

C. The Contracting Officer, Sharon Rowe, shall be appointed the Early Voting Clerk by the City and the School District.

a. The Contracting Officer shall supervise and conduct Early Voting by mail and in person and shall secure personnel to serve as Early Voting Deputies.

b. Early Voting by personal appearance for the City and School District's May 9, 2015, Joint General & Special Election shall be conducted during the time period and at the locations listed in Exhibit "A", attached and incorporated by reference into this contract.

c. All applications for an Early Voting mail ballot shall be received and processed by the Collin County Elections Administration Office, 2010 Redbud Blvd., Suite 102, McKinney, Texas 75069.

1. Application for mail ballots erroneously mailed to the City or School District shall immediately be faxed to the Contracting Officer for timely processing. The original application shall then be forwarded to the Contracting Officer for proper retention.

2. All Federal Post Card Applicants (FPCA) will be sent a mail ballot. No postage is required.

d. All Early Voting ballots (those cast by mail and those cast by personal appearance) shall be prepared for count by the Early Voting Ballot Board in accordance with Section 87.000 of the Texas Election Code. The presiding judge of this Board shall be appointed by the Contracting Officer.

D. The Contracting Officer shall arrange for the use of all Election Day Vote Centers. The City and School District shall assume the responsibility of remitting the cost of all employee services required to provide access, provide security or provide custodial services for the Vote Centers. The Election Day Vote Centers are listed in Exhibit "B", attached and incorporated by reference into this contract.

E. The Contracting Officer shall be responsible for establishing and operating the Central Counting Station to receive and tabulate the voted ballots in accordance with Section 127.001 of the Election Code and of this agreement. Counting Station Manager and Central Count Judge shall be Sharon Rowe. The Tabulation Supervisor shall be Patty Seals.

a. The Tabulation Supervisor shall prepare, test and run the county's tabulation system in accordance with statutory requirements and county policies, under the auspices of the Contracting Officer.

b. The Public Logic and Accuracy Test of the electronic voting system shall be conducted.

c. Election night reports will be available to the City and School District at the Central Counting Station on election night. Provisional ballots will be tabulated after election night in accordance with law.

d. The Contracting Officer shall prepare the unofficial canvass report after all precincts have been counted, and will provide a copy of the unofficial canvass to the City and School District as soon as possible after all returns have been tallied.

e. The Contracting Officer shall be appointed the custodian of the voted ballots and shall retain all election material for a period of 22 months.

1. Pending no litigation and as prescribed by law, the voted ballots shall be shredded 22 months after the election.

2. The City and School District can obtain the list of registered voters from the Elections Administration Office after this retention period. Pending no litigation and if the City or School District does not request the lists, the Contracting Officer shall destroy them.

f. The Contracting Officer shall conduct a manual count as prescribed by Section 127.201 of the Texas Election Code and submit a written report to the City and School District in a timely manner. The Secretary of State may waive this requirement. If applicable, a written report shall be submitted to the Secretary of State as required by Section 127.201(E) of the aforementioned code.

II. DUTIES AND SERVICES OF THE CITY AND SCHOOL DISTRICT. The City and School District shall assume the following responsibilities:

A. The City and School District shall prepare the election orders, resolutions, notices, official canvass and other pertinent documents for adoption by the appropriate office or body. The City and School District assumes the responsibility of posting all notices and likewise promoting the schedules for Early Voting and Election Day.

B. The City and School District shall provide the Contracting Officer with an updated map and street index of their jurisdiction in an electronic (shape file preferred) or printed format as soon as possible but no later than Friday, March 6, 2015.

C. The City and School District shall procure and provide the Contracting Officer with the ballot layout and Spanish interpretation in an electronic format.

a. The City and School District shall deliver to the Contracting Officer as soon as possible, but no later than 5:00 PM Monday, March 2, 2015, the official wording for the City and School District's May 9, 2015, Joint General & Special Election.

b. The City and School District shall approve the "blue line" ballot format prior to the final printing.

D. The City and School District shall post the publication of election notice by the proper methods with the proper media.

E. The City and School District shall compensate the Contracting Officer for any additional verified cost incurred in the process of running this election or for a manual count this election may require, consistent with charges and hourly rates shown on Exhibit "C" for required services.

F. The City and School District shall pay the Contracting Officer 90% of the estimated cost to run the said election prior to Friday, April 10, 2015. The Contracting Officer shall place the funds in a "contract fund" as prescribed by Section 31.100 of the Texas Election Code. The Deposit should be delivered within the mandatory time frame to:

**Collin County Treasury
Attn: Treasury Department
2300 Bloomdale Rd. #3138
McKinney, Texas 75071**

Made payable to: "Collin County Treasury" with the note "for election services" included with check documentation.

G. The City and School District shall pay the cost of conducting said election, less partial payment, including the 10% administrative fee, pursuant to the Texas Election Code, Section 31.100, within 30 days from the date of final billing.

III. COST OF SERVICES. See Exhibit "C."

IV. JOINT ELECTION AGREEMENT. See Exhibit "D".

V. GENERAL PROVISIONS.

A. Nothing contained in this contract shall authorize or permit a change in the officer with whom or the place at which any document or record relating to the City and School District's May 9, 2015, Joint General & Special Election is to be filed or the place

at which any function is to be carried out, or any nontransferable functions specified under Section 31.096 of the Texas Election Code.

B. Upon request, the Contracting Officer will provide copies of all invoices and other charges received in the process of running said election for the City and School District.

C. If the City and/or School District cancel their election pursuant to Section 2.053 of the Texas Election Code, the Contracting Officer shall be paid a contract preparation fee of \$75. An entity canceling an election will not be liable for any further costs incurred by the Contracting Officer in conducting the May 9, 2015, Joint General & Special Election. All actual shared cost incurred in the conduct of the election will be divided by the actual number of entities contracting with the Contracting Officer **and** holding a May 9, 2015, Joint General & Special Election.

D. The Contracting Officer shall file copies of this contract with the County Judge and the County Auditor of Collin County, Texas.

WITNESS BY MY HAND THIS THE ____ DAY OF _____ 2015.

Sharon Rowe
Elections Administrator
Collin County, Texas

WITNESS BY MY HAND THIS THE ____ DAY OF _____ 2015.

By: _____
Sean Terry, Mayor
City of Celina

Attest: _____
Vicki Faulkner, City Secretary
City of Celina

WITNESS BY MY HAND THIS THE ____ DAY OF _____ 2015.

By: _____
Donny O'Dell, Superintendent
Celina Independent School District

Attest: _____
Lana Brooks, Adm. Secretary
Celina Independent School District

MAY 9, 2015 JOINT GENERAL & SPECIAL ELECTION

Early Voting Locations and Hours City of Celina & CISD*

Polling Place			Address			City	
Collin County Election Office (Main Early Voting Location)			2010 Redbud Blvd., #102			McKinney	
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	
<i>April 26</i>	<i>April 27</i>	<i>April 28</i>	<i>April 29</i>	<i>April 30</i>	<i>May 1</i>	<i>May 2</i>	
	8am – 5pm	8am – 5pm	8am – 5pm	8am - 7pm	8am - 5pm	8am - 5pm	
<i>May 3</i>	<i>May 4</i>	<i>May 5</i>	<i>May 6</i>	<i>May 7</i>	<i>May 8</i>	<i>May 9</i>	
	7am – 7pm	7am – 7pm				7am – 7pm Election Day	

Polling Place			Address			City	
Celina ISD Administration Bldg.			205 S. Colorado			Celina	
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	
<i>April 26</i>	<i>April 27</i>	<i>April 28</i>	<i>April 29</i>	<i>April 30</i>	<i>May 1</i>	<i>May 2</i>	
	8am – 5pm	8am – 5pm	8am – 5pm	8am - 5pm	8am - 5pm	8am - 5pm	
<i>May 3</i>	<i>May 4</i>	<i>May 5</i>	<i>May 6</i>	<i>May 7</i>	<i>May 8</i>	<i>May 9</i>	
	7am – 7pm	7am – 7pm				7am – 7pm Election Day	

* City and School District voters may vote at any of the additional Early Voting locations open under full contract services with the Collin County Elections Administration.

Exhibit "B"

**MAY 9, 2015
JOINT GENERAL & SPECIAL ELECTION**

Election Day Vote Centers – City of Celina & CISD*

Precincts	Location	Address	City
"VOTE CENTERS"	Celina ISD Administration Bldg.	205 S. Colorado	Celina

* City and school district voters may vote at any of the additional Election Day Vote Centers open under full contract services with the Collin County Elections Administration.

Grand Total **\$902.67**

EARLY VOTING

	Number of Early Voting Locations	Workers each location	Units	Cost CCTY	Units	Cost CCTY/CISD/CC
	1		10	\$10.00	25	\$25.00
	3		5	\$4.40	20	\$17.60
Mailed Ballot Kits		\$1.00 each	0	\$0.00	1	\$50.00
Postage for Ballots		\$0.88 each	0	\$0.00	66	\$792.00
Assemble EV Location		\$50.00 each	0	\$0.00	20	\$360.00
Total Judge Hours		\$12.00 hour	0	\$0.00	132	\$1,320.00
Overtime Judge Hours		\$18.00 hour	0	\$0.00	40	\$600.00
Total Alt. Judge & Clerk Hours		\$10.00 hour	0	\$0.00	1	\$25.00
Overtime Alt. Judge & Clerk Hours		\$15.00 hour	0	\$0.00		
Pickup & Delivery of Supplies		\$25.00 each	0	\$0.00		
Total				\$14.40		\$3,189.60
Number of Entities Sharing Costs				1		3
SubTotal				\$14.40		\$1,063.20
Grand Total						\$1,077.60

ELECTION DAY

	Number of Election Day Locations		Cost CCTY	Units	Cost CCTY/CISD/CC
	1	3			
Total Judge Hours	\$12.00 hour		\$0.00	14	\$168.00
Total Alt. Judge & Clerk Hours	\$10.00 hour		\$0.00	28	\$280.00
Pickup & Delivery of Supplies	\$25.00 each		\$0.00	1	\$25.00
Total			\$0.00		\$473.00
Number of Entities Sharing Costs			1	3	
SubTotal			\$0.00		\$157.67
Grand Total					\$157.67

ADMINISTRATIVE EXPENSES

[illegible]

TABULATION

Tabulation Network	\$4,000.00
Election Night Vendor Support	\$1,800.00
Notice of Inspection/Tabulation Test	\$2,075.00
Total	\$7,875.00
Number of Entities	22
Total	\$357.95

PROGRAMMING

Full Service Programming	\$8,000.00
Number of Entities	22
Total	\$363.64

CENTRALIZED COSTS

Early Voting Ballot Board	\$1,500.00
Cost for Central Count Workers	\$1,250.00
FICA on Election Workers	\$3,000.00
Assemble EV Location	\$50.00
Early Voting Machines in McKinney (6)	\$1,050.00
Early Voting Computer in McKinney	\$300.00
Early Voting Personnel in McKinney	\$4,000.00
Warehouse Gas Mileage	\$1,500.00
County Overtime and Temporaries	\$25,000.00
FICA for County Employees	\$2,500.00
Total	\$40,150.00

Full Service Jurisdictions - 22 Entities

City of McKinney - 80,961	6.6% of Total = \$2,649.90
McKinney ISD - 66,303	5.4% of Total = \$2,168.10
City of Allen - 51,755	4.2% of Total = \$1,686.30
Allen ISD - 51,203	4.2% of Total = \$1,686.30
City of Plano - 147,084	12% of Total = \$4,818.00
Plano ISD - 188,604	15.4% of Total = \$6,183.10
City of Celina - 3,789	.3% of Total = \$120.45
Celina ISD - 5,524	.5% of Total = \$200.75
City of Frisco - 44,695	3.7% of Total = \$1,485.55
Frisco ISD - 70,835	5.8% of Total = \$2,328.70
City of Lowry Crossing - 1,148	.09% of Total = \$36.14
City of Anna - 4,763	.4% of Total = \$160.60
Anna ISD - 6,600	.5% of Total = \$200.75
Lowejoy ISD - 10,203	.8% of Total = \$321.20
City of Fairview - 6,466	.5% of Total = \$200.75
City of Lucas - 4,177	.3% of Total = \$120.45
City of Melissa - 3,720	.3% of Total = \$120.45
Melissa ISD - 4,712	.4% of Total = \$160.60
City of Dallas - 25,647	2.1% of Total = \$843.15
City of Parker - 2,836	.2% of Total = \$80.30
City of Prosper - 8,007	.7% of Total = \$281.05
Prosper ISD - 13,998	1.1% of Total = \$441.65
Collin College - 411,382	34.2% of Total = \$13,731.30

SUMMARY OF COSTS FOR CITY OF CELINA

SUPPLY COST	\$220.88
EQUIPMENT RENTAL COST	\$902.67
EARLY VOTING	\$1,077.60
ELECTION DAY	\$157.67
ADMINISTRATIVE EXPENSES	\$64.00
TABULATION/PROGRAMMING COSTS	\$721.59
CENTRALIZED COSTS	\$120.45
Total	\$3,264.86
10% Administrative Fee	\$326.49
Grand Total	\$3,591.35
90% Deposit due by 4/10/15	\$3,232.21

JOINT ELECTION AGREEMENT

between

The City Council of the City of Celina (the City), the Board of Trustees of the Celina Independent School District (CISD), known as (the School), and the Board of Trustees of Collin College District (the College).

BY THE TERMS OF THIS AGREEMENT, the City, the School and the College, do hereby agree, pursuant to the provisions of the Texas Election Code, to hold a joint election for the General Election and Special Election should it be called, of the City and the General Election and Special Election should it be called, of the School District and the College to be held on Saturday, May 9, 2015. The entities have contracted with the Collin County Elections Administrator (Election Administrator) to perform various duties and responsibilities on their behalf.

The City, CISD and the College shall share equally in shared expenses applicable for the Early Voting location and Election Day Vote Center at the Celina ISD Administration Building. Expenses include polling location costs, election officials, supplies, ballots and any other and all necessary expenses for the election upon receipt of satisfactory billing and invoices reflecting the total of such election.

Tabulation and centralized costs shall be shared equally between the number of entities holding an election on May 9, 2015. An entity canceling an election pursuant to Section 2.053 of the Texas Election Code will not be liable for costs incurred by the Elections Administrator in conducting the May 9, 2015, Joint General & Special Election of the City, the School District and the College; they will be liable only for the contract preparation fee of \$75.00.

APPROVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS in its meeting held the _____ day of _____, 2015, and executed by its authorized representative.

By: _____
Sean Terry
City of Celina

Attest: _____
Vicki Faulkner, City Secretary
City of Celina

APPROVED BY THE TRUSTEES OF THE CELINA INDEPENDENT SCHOOL DISTRICT in its meeting held the _____ day of _____, 2015, and executed by its authorized representative.

By: _____
Donny O'Dell, Superintendent
Celina Independent School District

Attest: _____
Lana Brooks, Adm. Secretary
Celina Independent School District

APPROVED BY THE TRUSTEES OF THE COLLIN COLLEGE DISTRICT in its meeting held the _____ day of _____, 2015, and executed by its authorized representative.

By: _____
Dr. Colleen A. Smith
Interim District President

Attest: _____
Kim Davison, Asst. Vice President



Memorandum

To: **The Honorable Mayor Sean Terry and the Celina City Council**
CC: **Mike Foreman, City Manager**
From: Brooks Wilson, AICP, Senior Planner
Meeting Date: February 10, 2015
Re: Consider and act upon authorizing the city manager to submit a letter of objection to Brazos Electric for the proposed Parvin Road Transmission Line and Substation Project - Southeastern Denton County.

Action Requested:

Consider and act upon authorizing the city manager to submit a letter of objection to Brazos Electric for the proposed Parvin Road Transmission Line and Substation Project - Southeastern Denton County.

Background Information:

Brazos Electric notified cities in December, 2014 that they may be affected by the location of a 138kV double circuit transmission line and substation. Staff received correspondence from Horizon Environmental Services that Brazos Electric "failed to describe with adequate sufficiency the routing of several links." In addition, the notification maps that were included in the information packet showed the scale to be in miles but the descriptions were written in feet.

The proposed routes have not been modified since last reviewed.

The City of Celina has a second opportunity to voice objections to the location of any transmission lines and/or substation within the city limits or within the city's ETJ.

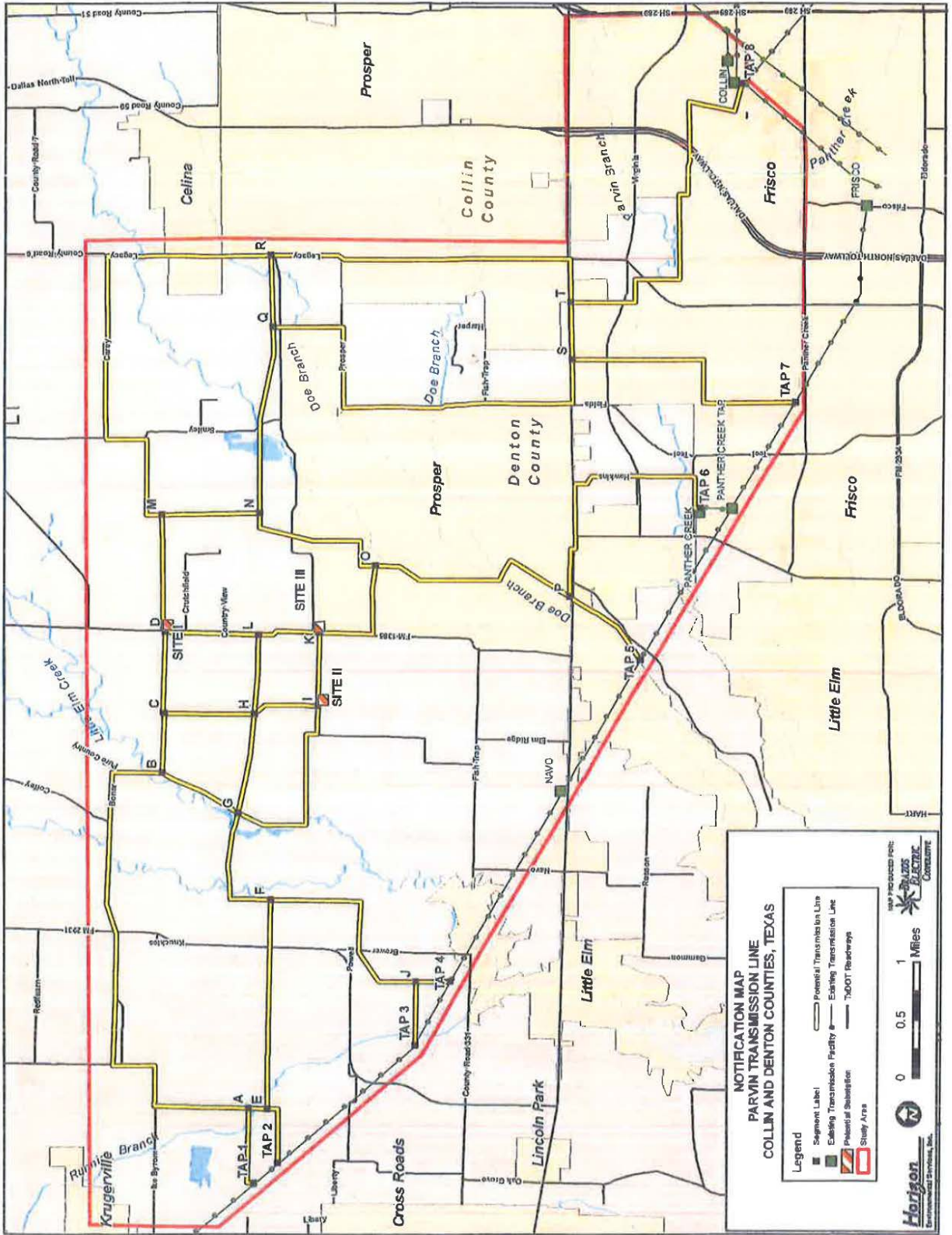
Supporting Documents:

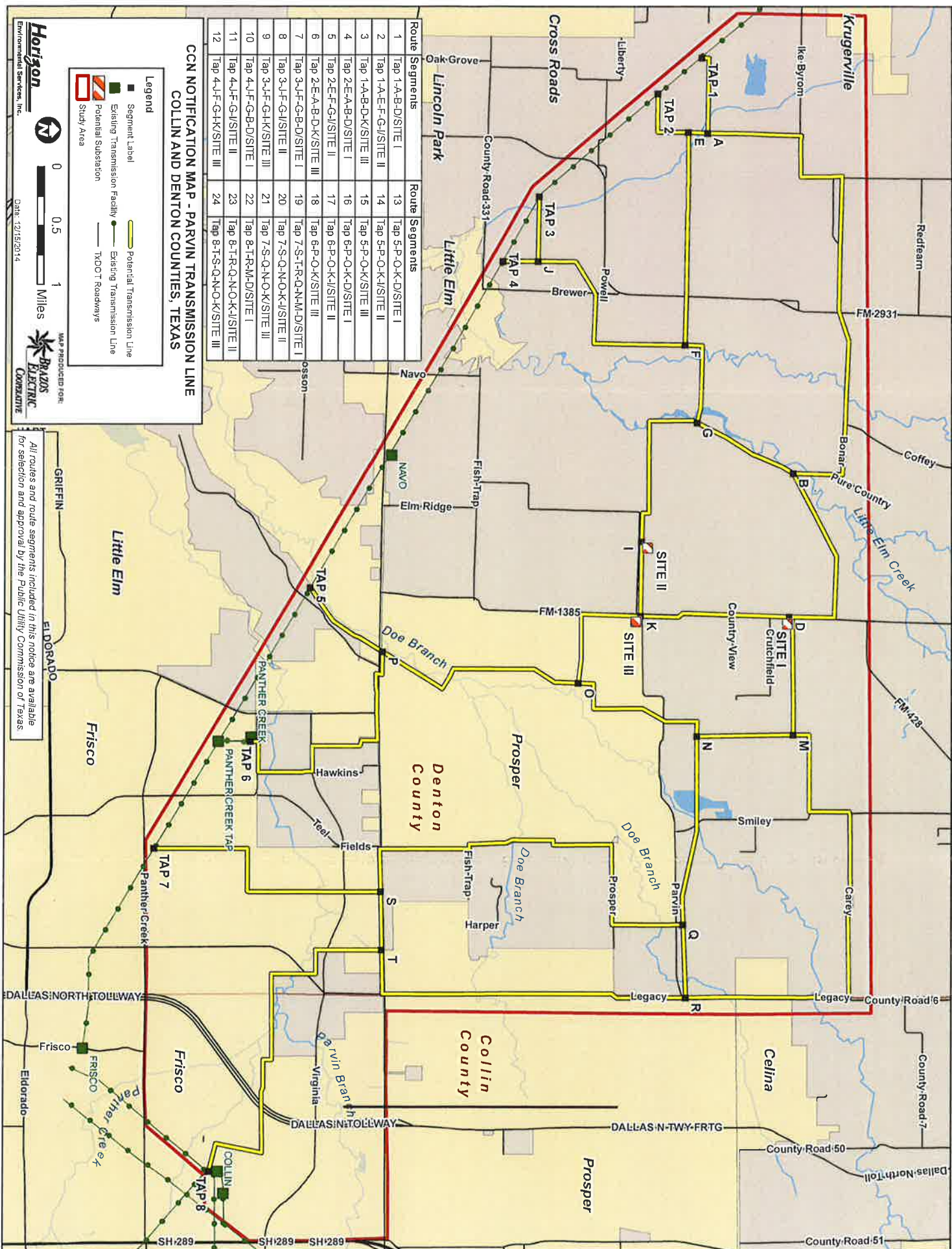
- Brazos Electric Map of proposed routes and substation locations.
- Proposed Letter Opposing certain locations of lines and substations.

Staff Recommendation:

Staff recommends re-sending the letter from the City Manager which voiced opposition to certain routes of the Brazos Project.

Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682 ext. 1033 or by email at bwilson@celina-tx.gov.







142 N. Ohio Drive • Celina, Texas 75009 • Phone 972.382.2682 • Fax 972.382.3736

_____, 2015

Ms. Rachel McCarter
Horizon Environmental Services, Inc.
1507 S. IH 35
Austin, TX 78741

Mr. Richard Chambers
Brazos Electric
7616 Bagby Avenue
Waco, TX 76712

RE: Proposed Parvin Transmission Line and Substation Project in Southeastern Denton County

Dear Ms. McCarter and Mr. Chambers:

The City Council of the City of Celina ("City") has authorized me, as the City Manager of the City of Celina, to object to and become a party to any decision regarding the routing of the proposed Brazos Electric Cooperative Parvin Transmission Line project ("Brazos Project"). The City of Celina specifically opposes any transmission line and substation location within the City and/or the City's extraterritorial jurisdiction ("ETJ").

The Brazos Project will negatively impact a portion of the City as well as the City's ETJ. The City of Celina is experiencing unprecedented growth and the impact of the Brazos' 138 kV double circuit transmission line, along with the required seventy (70) feet of transmission line right-of-way, would severely impact the neighborhoods that lie adjacent to the proposed routes and would be deleterious to current and future development.

The City believes that the proposed locations of certain routes and substations of the Brazos Project are not equitable for the City of Celina, in that the benefit to its citizens is not outweighed by the cost in lost revenue, potential environmental effects, City-incurred costs inherent with the Project development, and missed development opportunities including projects currently approved and under review, such as Merritt Park, Sutton Fields, Green Meadows, Denton County 128 Development, LLC, etc. The City of Celina is willing to join other municipal entities to secure a contested hearing regarding any Brazos Project for a certificate of

convenience and necessity filed with the Public Utility Commission that includes Site I or Site III. Further, should Brazos initiate eminent domain proceedings to acquire any City property in connection with the Brazos Project, it would not be unreasonable to expect strong opposition from the City.

The City of Celina opposes the Brazos Project as referenced above and urges a careful consideration of the City's position with regard to such Project. However, the City of Celina encourages Brazos Electric to utilize the shortest and least expensive route to achieve the desired results. These would be Routes 5, 8, 11, or 15. In addition, the City does not object to the proposed location of Substation Site II.

If I can be of further assistance to you, please do not hesitate to contact me at the address or telephone number shown on the letterhead.

Sincerely,

Mike Foreman
City Manager
City of Celina

Attachment: Map Exhibit

cc: Helen-Eve Liebman, AICP,
Director of Development Services

Sean Terry
Mayor, City of Celina



Memorandum

To: The Honorable Mayor Sean Terry and the Celina City Council
CC: Mike Foreman, City Manager
From: Ben Rodriguez, Planner
Meeting Date: February 10, 2015
Re: Conduct a public hearing to consider testimony and take action regarding an amendment to the City's Code of Ordinances Chapter 14: Zoning, Article 14.05: Development Standards and Use Regulations, Division 4: Landscape Requirements.

Action Requested:

Conduct a public hearing to consider testimony and take action regarding an amendment to the City's Code of Ordinances Chapter 14: Zoning, Article 14.05: Development Standards and Use Regulations, Division 4: Landscape Requirements.

Background Information:

Staff is proposing an amendment to the landscaping requirements for new single-family, two-family (duplex), and manufactured home developments to clarify the number, size and location of required plant types. The amendment further clarifies the housing types that must comply with the proposed regulations.

Staff is proposing a chart which increases the amount of landscaping required based on the size of a lot. Previously, staff lowered the requirements in order to accommodate landscaping on smaller lots however this did not provide adequate landscaping for large lots. Staff believes that the proposed standards will accommodate all lot types.

Legal Obligations and Review:

The City Attorney has reviewed the ordinance and found it to be acceptable.

Public Notifications:

Notice of the public hearing regarding the proposed ordinance revision was published in the Celina Record on January 2, 2015.

Supporting Documents:

- Proposed Regulations
- Proposed Ordinance

Board/Committee Recommendation:

On January 20, 2015 the Planning and Zoning Commission voted (7-0) to recommend approval of the Zoning Ordinance revision, as presented in the staff report with the addition that trees are to be measured at 12 inches from the ground.

Staff Recommendation:

Staff recommends approval of the item as presented.

Sec. 14.05.087 Minimum landscaping requirements within new Single-Family, Two-Family (duplex), **Town Home, **Patio Home** and Manufactured Home developments**

- (1) Vegetation requirements. Trees shall be planted to meet the total number of caliper inches referenced in the table below. Required large trees shall not be smaller than three (3) caliper inches; required small trees shall not be smaller than two (2) caliper inches in size. A minimum of one (1) large and one (1) small tree shall be located in the front yard of all residential lots. The remaining required trees may be placed in the front or rear of the residential lot.

<u>Size of lot (Sq. Ft.)</u>	<u>Caliper Inches</u>	<u>Number of Shrubs</u>
2,500-6,999	5	12
7,000-8,999	8	15
9,000-19,999	11	20
20,000+	14	25

- (2) Location of trees.

(A) No trees are to be planted within the parkway, the area between the back of curb and the right-of-way/property line.

(B) Trees are to be placed in a location which does not interfere with overhead and/or underground utility easements.

(C) Trees are to be spaced so that at mature growth their canopies do not interfere with one another.

- (3) Measurement.

(A) Trees with a single trunk shall be measured at 12 inches above the natural ground level.

(B) If the trunk splits into multiple trunks below the 6 inch level, then the multiple trunk trees are measured by the following formula.

(i) Measure largest trunk circumference at 12 inches above the natural ground level.

(ii) Remaining trunks, measure circumference at 12 inches above the natural ground level and divided by two.

(iii) Add subsections (i) and (ii) for total circumference, divide total by 3.14 to get caliper.

- (4) Additional vegetation requirements.

(A) Required shrubs shall be a minimum of three (3) gallon in size when planted and shall be planted in the front yard of all residential lots. Shrubs may be substituted with small trees when planted in the front yard.

(B) Solid vegetative ground cover or lawn for the entirety of the lot that is not otherwise covered by **mulched planter beds**, building(s) and/or driveway area(s).

(C) All landscaping required above shall be planted prior to issuance of the Certificate of Occupancy on the dwelling(s).

CITY OF CELINA, TEXAS

**ORDINANCE 2015-____
LANDSCAPE REVISIONS**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING THE CITY'S CODE OF ORDINANCES, CHAPTER 14: ZONING, ARTICLE 14.05: DEVELOPMENT STANDARDS AND USE REGULATIONS, DIVISION 3. LANDSCAPE REQUIREMENTS, SECTION 14.05.087: MINIMUM LANDSCAPING REQUIREMENTS WITHIN NEW SINGLE-FAMILY, TWO-FAMILY (DUPLEX), AND MANUFACTURED HOME DEVELOPMENTS; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FINDINGS; PROVIDING FOR AMENDMENTS TO THE CODE OF ORDINANCES; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR PENALTY, PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is a home rule municipality located in Collin County and Denton County, Texas created in accordance with the provisions of the Texas Local Government Code, the Texas Constitution and operating pursuant to the enabling legislation of the state of Texas; and

WHEREAS, the City Council of the City of Celina, Texas is empowered under Local Government Code 54.001 to do all acts and make all regulations which may be necessary or expedient for the promotion of the public health, safety and general welfare; and

WHEREAS, Title 7 Chapter 211.003 of the Texas Local Government Code, empowers a municipality to, among other things, establish and amend zoning districts, classifications of land use, adopt a comprehensive plan to regulate the use of land and open spaces, adopt and amend zoning regulations, regulate population density, and regulate the use and location of buildings; and

WHEREAS, the City Council has considered, among other things, the character of the amendment with a view of encouraging the most appropriate use of land in the City, and

WHEREAS, the Planning and Zoning Commission of the City of Celina and the City Council of the City of Celina, in compliance with the laws of the State of Texas and the ordinances of the City of Celina, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all citizens; and

WHEREAS, the City Council, has determined that adjusting its landscape regulations is necessary to promote responsible land and economic development, and to protect the public health and safety.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS

**SECTION 1
INCORPORATION OF PREMISES**

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2 **FINDINGS**

After due deliberations the City Council has concluded that the adoption of this Ordinance is in the best interest of the City of Celina, Texas and of the public health, safety and welfare.

SECTION 3 **AMENDMENTS**

- 3.01 That the Celina Code of Ordinances, Chapter 14: Zoning; Article 14.05: Development Standards and Use Regulations; Division 3. Landscape Requirements; Section 14.05.087, Minimum landscaping requirements within new single-family, two-family (duplex), and manufactured home developments, shall be replaced in its entirety to read as follows:

“Sec. 14.05.087 Minimum landscaping requirements within new Single-Family, Two-Family (duplex), Town Home, Patio Home and Manufactured Home developments

- (1) Vegetation requirements. Trees shall be planted to meet the total number of caliper inches referenced in the table below. Required large trees shall not be smaller than three (3) caliper inches; required small trees shall not be smaller than two (2) caliper inches in size. A minimum of one (1) large and one (1) small tree shall be located in the front yard of all residential lots. The remaining required trees may be placed in the front or rear of the residential lot.

<u>Size of lot (Sq. Ft.)</u>	<u>Caliper Inches</u>	<u>Number of Shrubs</u>
2,500-6,999	5	12
7,000-8,999	8	15
9,000-19,999	11	20
20,000+	14	25

- (2) Location of trees.

(A) No trees are to be planted within the parkway, the area between the back of curb and the right-of-way/property line.

(B) Trees are to be placed in a location which does not interfere with overhead and/or underground utility easements.

(C) Trees are to be spaced so that at mature growth their canopies do not interfere with one another.

- (3) Measurement.

(A) Trees with a single trunk shall be measured at 12 inches above the natural ground level.

(B) If the trunk splits into multiple trunks below the 6 inch level, then the multiple trunk trees are measured by the following formula.

(i) Measure largest trunk circumference at 12 inches above the natural ground level.

(ii) Remaining trunks, measure circumference at 12 inches above the natural ground level and divided by two.

(iii) Add subsections (i) and (ii) for total circumference, divide total by 3.14 to get caliper.

(4) Additional vegetation requirements.

(A) Required shrubs shall be a minimum of three (3) gallon in size when planted and shall be planted in the front yard of all residential lots. Shrubs may be substituted with small trees when planted in the front yard.

(B) Solid vegetative ground cover or lawn for the entirety of the lot that is not otherwise covered by mulched planter beds, building(s) and/or driveway area(s).

(C) All landscaping required above shall be planted prior to issuance of the Certificate of Occupancy on the dwelling(s)."

3.02 All other articles, chapters, sections, paragraphs, sentences, phrases, charts, definitions and words are not amended but are hereby ratified and affirmed.

SECTION 4
CUMULATIVE REPEALER CLAUSE

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 5
SAVINGS CLAUSE

All rights and remedies of the City of Celina, Texas are expressly saved as to any and all violations of the provisions of any other ordinance affecting zoning which have secured at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

SECTION 6
SEVERABILITY

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in whole or in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decisions or enactment.

SECTION 7
PENALTY

7.01 Any person, firm or corporation violating any of the provisions or terms of this ordinance or of the Code of Ordinances as amended hereby, shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Celina, and upon conviction shall be punished by a fine not to exceed

Two Thousand Dollars (\$2,000) for each offense, and a separate offense shall be deemed committed upon each day during or on which a violation occurs and continues.

7.02 If the governing body of the City of Celina determines that a violation of this Ordinance has occurred, the City of Celina may bring suit in district court to enjoin the person, firm, partnership, corporation, or association from engaging in the prohibited activity.

SECTION 8
PUBLICATION CLAUSE

The City Secretary of the City of Celina is hereby directed to publish in the Official Newspaper of the City of Celina the Caption, and Effective Date Clause of this Ordinance as required by Section 52.013 of the Local Government Code.

SECTION 9
ENGROSSMENT AND ENROLLMENT

The City Secretary is hereby directed to engross and enroll this Ordinance by copying the descriptive Caption in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

SECTION 10
EFFECTIVE DATE

This Ordinance shall become effective from and after its date of passage in accordance with law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas this ____ day of _____, 2015.

Sean Terry, Mayor
City of Celina, Texas

ATTEST:

Vicki Faulkner, City Secretary
City of Celina, Texas

[SEAL]

APPROVED AS TO FORM:

City Attorney
City of Celina, Texas



Memorandum

To: The Honorable Mayor Sean Terry and the Celina City Council
CC: Mike Foreman, City Manager
From: Ben Rodriguez- Planner
Meeting Date: February 10, 2015
Re: Conduct a public hearing to consider testimony and take action a zoning amendment request on Planned Development District #23. The property is ±119.1 acres in the Collin County School Land Survey, Abstract Number 167, County of Collin, State of Texas. The property is generally located west of CR 1117 and south of CR 53. (G Bar 7)

Action Requested:

Conduct a public hearing to consider testimony and take action a zoning amendment request on Planned Development District #23. The property is ±119.1 acres in the Collin County School Land Survey, Abstract Number 167, County of Collin, State of Texas. The property is generally located west of CR 1117 and south of CR 53 (G Bar 7).

Background Information:

Planned Development #23 was adopted on April 11, 2006 and it established zoning for R-1 Single Family and up to 30 acres of C-1 Commercial. The development standards for the single family residential portion of the PD were to conform with the R-1 Single Family Zoning District requiring that lots be a minimum of 10,000 square feet, and placed an overall cap of 4 units per acre on the R-1 zoned portion of the property.

The applicant is requesting that the PD be amended the remove the C-1, Commercial Zoning, and to establish the base zoning standards of the SF-R, Single Family Residential District, and to accommodate a variety of lot types for development in order to provide a wider range of housing choices. The PD amendment includes an updated concept plan that conforms to the requirements of the City's current Planned Development standards.

Proposed Development Standards:

The following chart illustrates the development standards for the two types of lots being proposed.

Proposed Development Standards for PD-23		
Development Standard	Proposed Type 1	Proposed Type 2
Lot Area (square feet)	6,000	7,500
Minimum Building Size (square feet)	1,700	1,900
Minimum Lot Width	50	60
Minimum Lot Depth	120	125

The total number of residential lots within PD-23 shall not exceed 460 lots (3.86 units per acre). A maximum of 62% of those lots may be Type 1. A maximum of 38% of those lots may be Type 2.

The PD sets aside approximately twenty-four acres as Open Space, including approximately 21.8 acres within the floodplain. The PD also outlines all open space and amenity areas are to be owned and maintained by the Homeowners Association(s). The SF-R base district requires developers to construct three amenities from a list of seven; the applicant has proposed to construct the following five amenities which will be maintained by the homeowners association:

1. Swimming Pool
2. Passive Recreation Field
3. Private, Off-Street Hike/Bike Trail to connect to future public trail
4. Outdoor Meeting Space
5. Dog Park

Public Notice:

Notices of the public hearing have been sent to all owners of property, as indicated by the most recently approved city tax roll, who are located within the area of application and within 200 feet of any property affected. As of January 29, 2015 staff has received one letter in support and no letters in opposition to the proposed amendment.

Supporting Documents:

- Letter of Support
- Proposed Ordinance with the following exhibits:
 - Exhibit A – Metes and Bounds
 - Exhibit B – Zoning Exhibit
 - Exhibit C – Concept Plan
 - Exhibit D – Development Regulations

Legal Review:

The City Attorney has reviewed the ordinance and found it to be acceptable.

Board/Commission Recommendation:

On January 20, 2015, the Planning and Zoning Commission voted (7-0) to recommend approval of the zoning amendment request as presented in the staff report.

Staff Recommendation:

Staff recommends approval of the proposed zoning amendment request.

Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682 or by email at brodriguez@celina-tx.gov.

January 20, 2014 &
February 10, 2014

Members of the Planning & Zoning Commission & Celina City Council:

I, Leigh Bladenings Roberts (NAME), with property located at CR55 (ADDRESS), Celina, Texas

☒ Support

☐ Oppose

Phone: 972/668-5596

Email: leighcal@men.com

The proposed zoning changes for the following reasons. (Use extra sheets if more room is needed):


SIGNATURE

1-12-15
DATE

CITY OF CELINA, TEXAS

ORDINANCE 2015-_____

G BAR 7 PD-23

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING ORDINANCE NO. 2006-57, AS HERETOFORE AMENDED, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY DESIGNATING THE ZONING OF LAND THAT IS APPROXIMATELY 119.1 ACRES IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 167, CITY OF CELINA, TEXAS; AS DESCRIBED IN EXHIBIT "A" AND DEPICTED IN EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN TO BE ZONED "PD" PLANNED DEVELOPMENT DISTRICT #23; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FINDINGS; PROVIDING FOR AMENDMENT OF ZONING CLASSIFICATION; PROVIDING FOR ZONING DESIGNATION AND DEVELOPMENT STANDARDS; PROVIDING FOR REVISION OF ZONING MAP; PROVIDING FOR COMPLIANCE; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00 AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES AND INCLUDING PROVISIONS FOR THE AUTHORIZATION TO SEEK INJUNCTIVE RELIEF TO ENJOIN VIOLATIONS WHICH CONSTITUTE AN IMMINENT HAZARD OR DANGER TO PUBLIC HEALTH AND SAFETY; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is a home rule municipality located in Collin, and Denton County, Texas created in accordance with the provisions of the Texas Local Government Code, The Texas Constitution and operating pursuant to the enabling legislation of the state of Texas; and

WHEREAS, the City Council of the City of Celina, Texas is empowered under Local Government Code 54.001 to do all acts and make all regulations which may be necessary or expedient for the promotion of the public health, safety and general welfare; and

WHEREAS, Title 7 Chapter 211.003 of the Texas Local Government Code, empowers a municipality to, among other things, establish and amend zoning districts, classifications of land use, adopt a comprehensive plan to regulate the use of land and open spaces, adopt and amend zoning regulations, regulate population density, and regulate the use and location of buildings; and

WHEREAS, the establishment of a zoning classification has been requested for the property more specifically described in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, the tract comprising the property has been depicted in detail in Exhibit "B" attached hereto and incorporated herein; and

WHEREAS, the concept plan and planned residential standards set forth in Exhibit "C" and Exhibit "D" attached hereto and incorporated herein define the base zoning districts and provide for certain modifications to such district regulations.; and

WHEREAS, the City Council has considered, among other things, the character of the property and its suitability for particular uses, with a view of encouraging the most appropriate use of land in the City, and is in the interest of public health, safety, and welfare, and does hereby find that the requested zoning accomplishes such objectives and is consistent with the provisions of the 2030 Comprehensive Plan of the City of Celina; and

WHEREAS, the Planning and Zoning Commission of the City of Celina and the City Council of the City of Celina, in compliance with the laws of the State of Texas and the ordinances of the City of Celina, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof; and

WHEREAS, the City Council, in the exercise of its legislative discretion has concluded that the zoning classification on the tract of land described herein should be changed and the zoning map so amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS

SECTION 1
INCORPORATION OF PREMISES

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2
FINDINGS

After due deliberations the City Council has concluded that the adoption of this Ordinance is in the best interest of the City of Celina, Texas and of the public health, safety and welfare.

SECTION 3
AMENDMENT OF ZONING CLASSIFICATION

That the zoning classification is hereby established as “PD” Planned Development District, #23 on a certain tract of land described in Exhibit “A” and depicted in Exhibit “B”.

SECTION 4
ZONING DESIGNATION AND DEVELOPMENT STANDARDS

4.01 That Ordinance No. 2006-57 of the City of Celina, Texas, as heretofore amended, the same being the City’s Comprehensive Zoning Ordinance, is hereby amended by designating the zoning on the land, described in Exhibit “A” and depicted in Exhibit “B”, as “PD” Planned Development District #23.

4.02 This ordinance only regulates the uses allowed for the property identified above. All development and construction shall occur in accordance with the requirements of this ordinance; the concept plan set forth in Exhibit “C”; the planned development residential standards set forth in Exhibit “D” and all other applicable ordinances, rules, and regulations of the City.

SECTION 5
REVISION OF ZONING MAP

That the City Manager for the City of Celina is hereby directed to mark and indicate on the official Zoning District Map of the City the zoning change herein made.

SECTION 6
COMPLIANCE REQUIRED

That the property described in Exhibit "A" and depicted in Exhibit "B" hereto shall be used only in the manner and for the purposes provided for in this ordinance and the Comprehensive Zoning Ordinance, of the City of Celina as amended.

SECTION 7
PENALTY

7.01 Any person, firm or corporation violating any of the provisions or terms of this ordinance or of the Code of Ordinances as amended hereby, shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Celina, and upon conviction shall be punished by a fine not to exceed Two Thousand Dollars (\$2,000.00) for each offense.

7.02 If the governing body of the City of Celina determines that a violation of this Ordinance has occurred, the City of Celina may bring suit in district court to enjoin the person, firm, partnership, corporation, or association from engaging in the prohibited activity.

SECTION 8
CUMULATIVE REPEALER CLAUSE

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 9
SAVINGS CLAUSE

All rights and remedies of the City of Celina, Texas are expressly saved as to any and all violations of the provisions of any other ordinance affecting zoning regulation which have secured at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

SECTION 10
SEVERABILITY

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in whole or in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decisions or enactment.

SECTION 11
PUBLICATION CLAUSE

The City Secretary of the City of Celina is hereby directed to publish in the Official Newspaper of the City of Celina the Caption, Penalty and Effective Date Clause of this Ordinance as required by Section 52.011 of the Local Government Code.

SECTION 12
ENGROSSMENT AND ENROLLMENT

The City Secretary is hereby directed to engross and enroll this Ordinance by copying the exact Caption and Effective Date clause in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

SECTION 13
EFFECTIVE DATE

This Ordinance shall become effective from and after its date of passage and publication as required by law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas this ____ day of _____, 2015.

Sean Terry, Mayor
City of Celina, Texas

ATTEST:

Vicki Faulkner, City Secretary
City of Celina, Texas

[SEAL]

APPROVED AS TO FORM:

City Attorney
City of Celina, Texas

EXHIBIT "A"
Legal Description
G Bar 7

BEING a tract of land situated in the Collin County School Land Survey, Abstract No. 167, City of Celina, Collin County, Texas, the subject tract being all of a tract conveyed as Tract 1, and all of a tract conveyed as Tract 2, to G Bar 7, Ltd. according to the deed recorded in Volume 5850, Page 990 of the Deed Records, Collin County, Texas (DRCCT), the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in County Road 1117, a prescriptive right-of-way, for the easterly northwest corner of a tract conveyed to Old Celina, Ltd., recorded in Volume 5398, Page 693 DRCCT;

THENCE S 00°22'51" E, along said road, passing at 2331.03 feet a 1/2" iron rod found for the lower southwest corner of said Old Celina tract, and continuing a total distance of 2973.39 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set on the north line of a tract conveyed to Mitch Goldmiz, recorded in Volume 4250, Page 2347 DRCCT, and from which a 1/2" iron rod found for the northeast corner of said Goldmiz tract bears N 89°42'07" E, 53.87 feet;

THENCE S 89°42'07" W, along the north line of said Goldmiz tract, passing at 1619.88 feet the northwest corner thereof and for the northeast corner of a tract conveyed to Celina Tork, Ltd., recorded in Document No. 20070214000210230 of the Official Public Records, Collin County, Texas (OPRCCT), and continuing along the north line thereof a total distance of 2728.83 feet to a 1/2" iron rod found on the east line of a tract conveyed to Martha Ann King and Peggy Sue Earthman, recorded in Document No. 92-0091304 OPRCCT;

THENCE N 01°04'23" W, 161.49 feet along the east line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

THENCE S 89°26'34" W, 66.50 feet continuing along the east line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

THENCE N 00°33'26" W, 480.39 feet continuing along the east line thereof to a 1/2" iron rod found for the southwest corner of a tract conveyed to Jack Semones and Betty Semones, recorded in Document No. 93-0052600 OPRCCT;

THENCE along the common line thereof, the following:

N 89°42'02" E, 353.43 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

S 89°45'29" E, 502.33 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

N 89°41'42" E, 300.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

N 89°09'42" E, 96.60 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

S 89°46'18" E, 216.40 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set, from which a 1" iron pipe found (bent) bears S 68°51'06" W, 1.66 feet;

N 00°05'42" E, 142.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

N 00°47'18" W, 500.20 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

N 00°30'18" W, 73.00 feet to a 1/2" iron rod found;

And N 00°45'18" W, 427.87 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set for the southeast corner of a tract conveyed to the Hollingsworth Irrevocable Trust, recorded in Document No. 20130411000490940 OPRCCT;

THENCE N 00°51'41" W, 590.35 feet along the east line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set for the southeast corner of a tract conveyed to United Realtors, LLC, recorded in Document No. 20120314000298850 OPRCCT;

THENCE along the east line thereof, the following:

N 00°40'44" W, 318.30 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

N 00°21'29" W, 90.50 feet to a 1/2" iron rod with plastic cap found;

N 00°26'29" W, 300.00 feet to a 1/2" iron rod with plastic cap found;


N 00°59'29" W, 213.00 feet to a 1/2" iron rod with plastic cap found;

And N 01°20'29" W, passing at 67.90 feet a 1/2" iron rod with plastic cap found for the northeast corner of said United Realtors tract, and continuing a total distance of 91.37 feet to a point in County Road 55, a prescriptive right-of-way, and being on the south line of another tract conveyed to Old Celina, Ltd., recorded in Volume 5208, Page 3403 DRGCT;

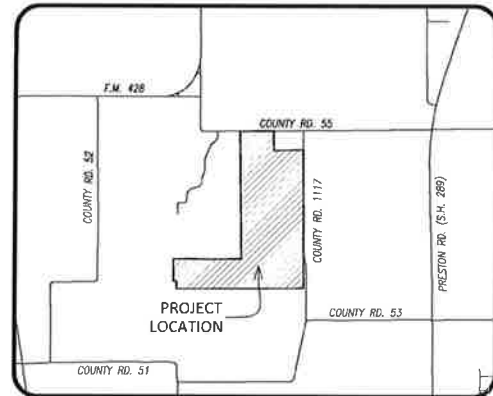
THENCE N 89°18'21" E, 722.80 feet along County Road 55 and said second Old Celina tract, to a point for the upper northwest corner of the first mentioned Old Celina tract;

THENCE S 00°23'50" E, along the upper west line of the first mentioned Old Celina tract, passing at 45.08 feet a 1/2" iron rod found for witness, and passing at 59.76 feet a 1/2" iron rod with plastic cap found for witness, continuing along the common line thereof a total distance of 419.77 feet to a 1/2" iron rod with plastic cap found for the inset northwest corner of the first mentioned Old Celina tract;

THENCE N 89°09'44" E, continuing along the common line thereof, passing at 604.25 feet a 1/2" iron rod with plastic cap found for witness, continuing along the common line thereof a total distance of 623.17 feet to the POINT OF BEGINNING with the subject tract containing 5,189,656 square feet or 119.138 acres of land.



Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).



LOCATION MAP
1" = 2000'

LEGEND	
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPARSING" SET, UNLESS OTHERWISE NOTED.
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
FAU	FIRE LANE, ACCESS, & UTILITY EASEMENT
WE	WATER EASEMENT
DE	DETENTION EASEMENT
DE	DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
#	POWER POLE
⊙	SAN. SEWER MANHOLE
⊙	STORM SEWER MANHOLE
⊙	LIGHT POLE/STANDARD
+	GUY WIRE ANCHOR
○	BOLLARD
+	SIGNPOST
⊙	HANDICAP PARKING
⊙	FIRE HYDRANT
⊙	GAS MARKER
⊙	GROUND LIGHT
⊙	MAILBOX
GTL	GAS TEST LEAD
CM	GAS METER
GAS	GAS LINE MARKER
FDC	FIBEROPTIC CABLE MARKER
FC	FIRE SPRINKLER CONTROL BOX
EB	ELECTRIC BOX
EM	ELECTRIC METER
+	IRRIGATION CONTROL VALVE
+	WATER VALVE
+	WATER METER
SSCO	SANITARY SEWER CLEANOUT
CO	CLEANOUT
MH	MANHOLE
---	CHAIN LINK FENCE
---	GUARD RAIL FENCE
---	BARBED WIRE FENCE
---	WOOD FENCE
---	OVERHEAD POWER LINE
CM	CONTROL MONUMENT

Martha Ann King & Peggy Sue Earhman
Doc. No. 02-0091304 OPRCCT

BL1	N 89°42'29" E	161.45'
BL2	S 89°42'29" E	86.30'
BL3	N 89°42'29" E	86.30'
BL4	N 89°42'29" E	96.60'
BL5	S 89°42'29" E	216.40'
BL6	N 89°42'29" E	142.50'
BL7	N 89°42'29" E	78.80'
BL8	N 89°42'29" E	316.30'
BL9	N 89°42'29" E	96.30'
BL10	N 89°42'29" E	353.00'
BL11	N 89°42'29" E	215.00'
BL12	N 89°42'29" E	91.37'

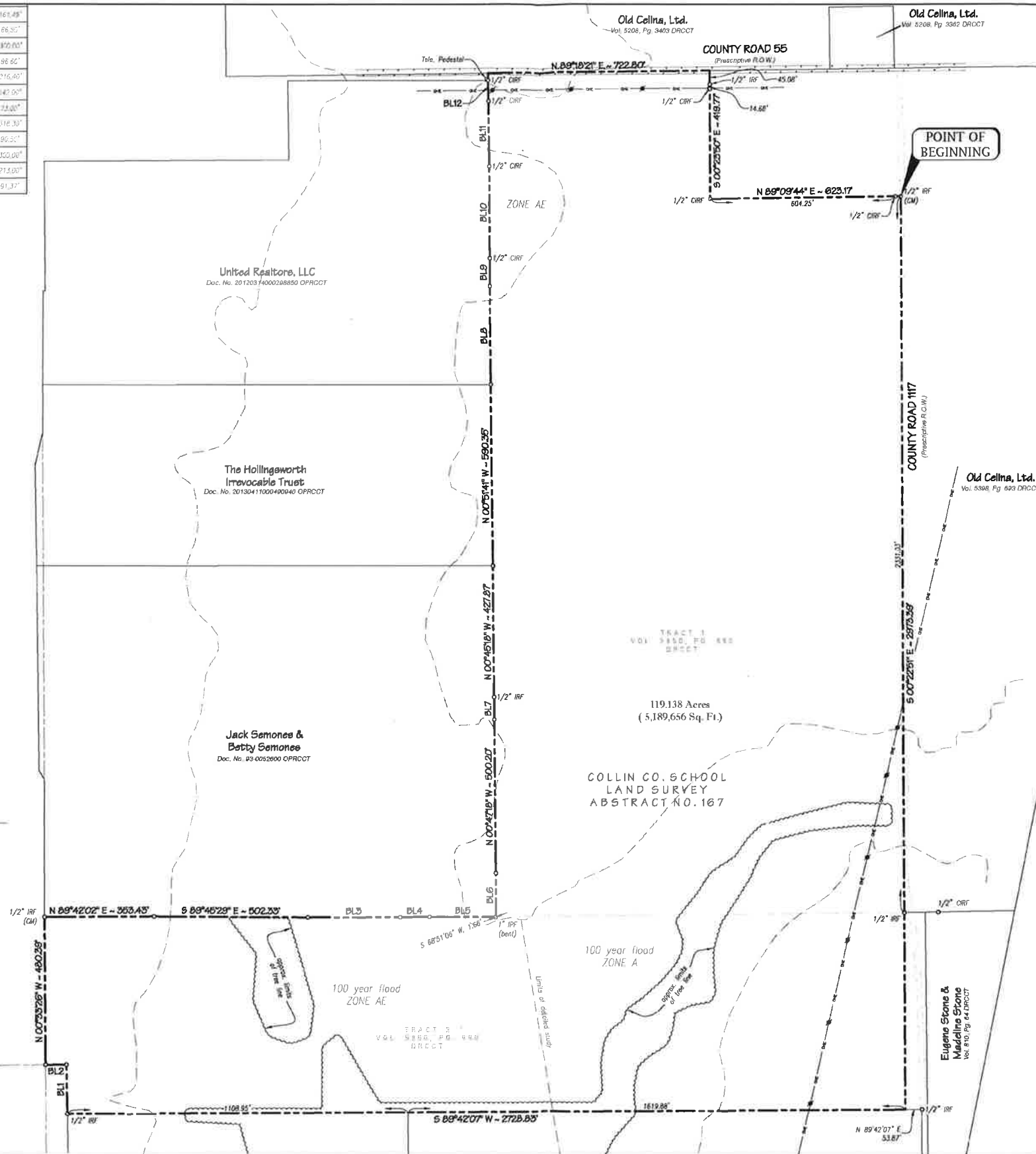


Exhibit B



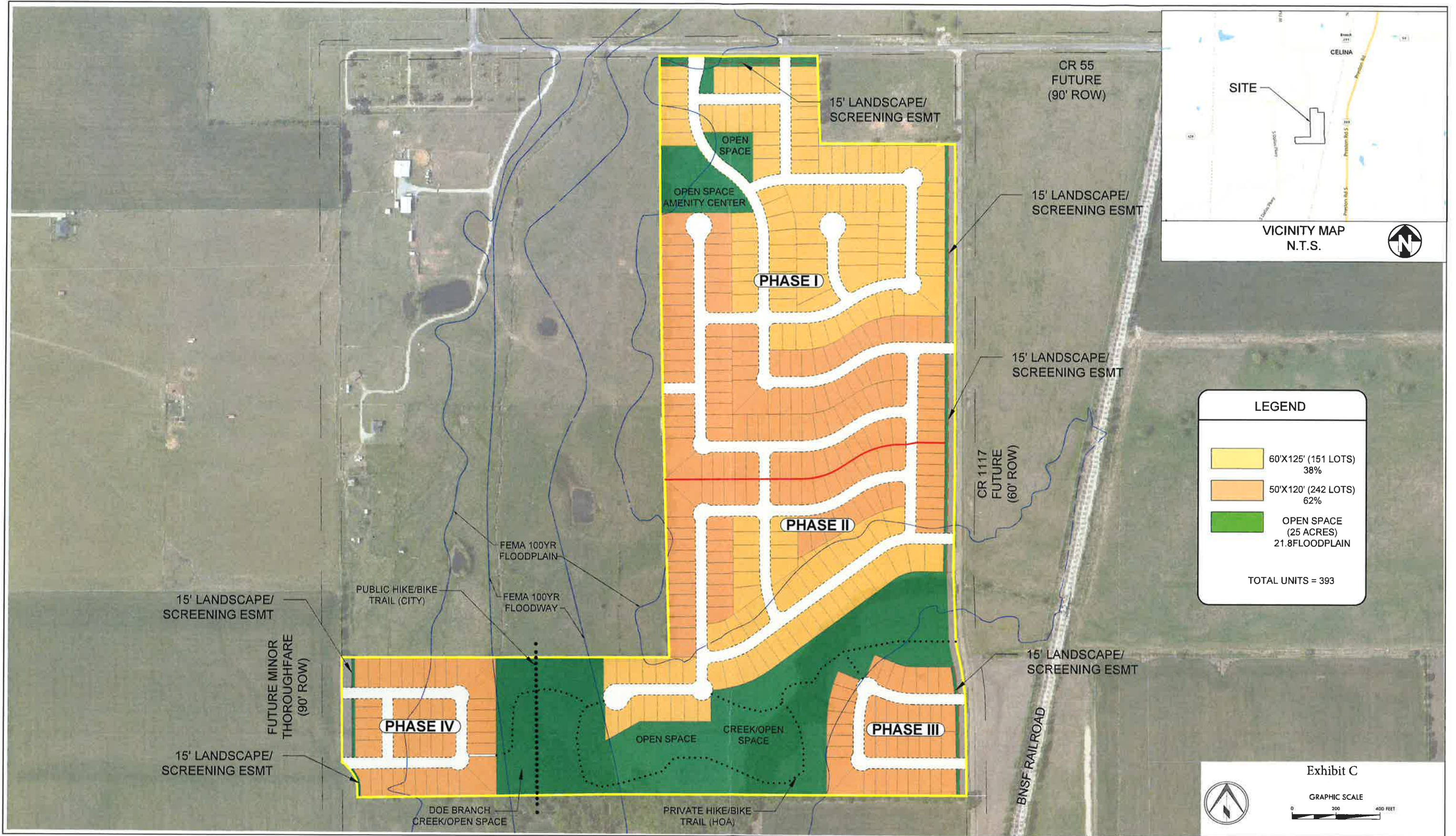


EXHIBIT “D”
Planned Development Residential Standards
G Bar 7

DEFINITIONS

Any capitalized terms not defined below are per the definition as provided in the City of Celina Code of Ordinance Chapter 14.

Common Area: Any portion of the PD District that does not constitute a residential lot or street right-of-way and is owned by the Homeowners Association.

Covered Front Porch: An area of at least 50 square feet covered by the main roof or an architectural extension of the Main Structure.

Homeowner Association: An association governed by by-laws, deed restrictions, and architectural guidelines of the community. All lot owners will have mandatory membership in the homeowner association, which, among other things, will require financial obligations in the form of annual membership dues.

PD District Concept Plan (Exhibit B): The graphic plan for PD District that establishes and delineates the location of the respective Lot Types and is attached as Exhibit B.

Main Structure: The primary residence to be constructed on any Lot.

Open Space: Publicly accessible parks, greens, sports fields, natural flood plain, and tot lots, shall constitute Open Space.

Parkway: The area of right-of-way between the curb and the sidewalk in front of residential lots.

PD District: The land and/or lots contained within the legal boundaries identified in Exhibit A.

Shall: A term requiring compliance.

Should: A term encouraging compliance.

DEVELOPMENT REQUIREMENTS

GENERAL

The purpose of the proposed PD is to provide greater flexibility for single family detached development than is available under the approved PD #23 and the City of Celina Ordinances, Chapter 14. This zoning request to a PD (Planned Development District) is in accordance with Sec. 14.03.031.

Single-Family

The base zoning for the proposed PD shall be “SF-R” (Single-Family Residential) district as it exists or may be amended. The following regulations shall also apply.

PERMISSIBLE USES

The following uses shall be allowed:

1. Agricultural Uses – Agricultural uses whose products are grown primarily for home consumption, such as domestic gardening, berry or bush crops, tree crops, flower gardening, orchards, and aviaries.
2. Residential Uses: Single-family detached dwellings
3. Community Facility Uses
 - A. Public and private parks;

- B. Recreational and open space including but not limited to playgrounds, parkways, greenbelts, ponds and lakes, botanical gardens, pedestrian paths, bicycle paths, equestrian bridle trails, nature centers, bird and wildlife sanctuaries;
 - C. Amenity centers
 - D. Landscaped Entry Features
4. Temporary structure for storage of building materials and equipment used for initial residential construction, when on the same or adjoining lot, for a period not to exceed the duration of the construction. This shall include temporary trailers for construction and sales activity. Building material storage will be allowed adjacent to temporary trailers or in a lot designated for storage.
 5. Manufactured and/or modular homes are prohibited in this PD district.
 6. Accessory dwellings are prohibited in this PD district.

RESIDENTIAL DESIGN GUIDELINES

I. Lot Type Regulations

The PD District will include a variety of lot types in order to achieve the goals established for the district. The lot types and requirements for each shall be as follows:

A. Lot Type 1:

1. Purpose: This lot type is designed to allow single family detached dwellings on lots of not less than six thousand (6,000) square feet, with front-entry garages, together with the allowed incidental and accessory uses.
2. Height Regulations: No building shall exceed forty feet (40') or two and one-half (2-1/2) stories in height to the highest point of its roof. Accessory structures shall not exceed twenty-five feet (25').
3. Area Regulations: The following minimum standards shall be required as measured from property lines:

Lot Size:	Six thousand (6,000) square feet.
Lot Coverage:	The maximum shall not exceed sixty percent (60%).
Minimum Floor Area:	The minimum square footage of a dwelling unit, exclusive of garages, breezeways and porches, shall be seventeen hundred (1,700) square feet.
Front Yard:	Twenty feet (20') minimum. Key lots shall have 2 front yards. Covered Front Porches may extend over the front building setback line up to five feet (5'), but the garage door must remain at or behind the front setback line in all instances
Front Yard on Collector Streets:	Twenty five feet (25') minimum
Rear Yard:	Ten feet (10') minimum.
Side Yard:	Five feet (5') minimum.
Side Yard Adjacent to Street:	Fifteen feet (15') minimum.
Lot Width:	Fifty feet typical (50'); forty feet (40') minimum (@ right-of-way) on cul-de-sac lots.
Lot Depth:	One hundred twenty feet (120') minimum.
Lot Depth (cul-de-sac lot):	Eighty-five feet (85') minimum.
Garage Orientation & Setback:	Garages may face the street or be J-swing type. For garage doors facing the front of the street, garage setback shall be flush or setback from front of building. J-swing type garages may protrude up to five feet (5') into the front setback to ensure additional variations of homes.

B. Lot Type 2:

1. Purpose: This lot type is designed to allow single family detached dwellings on lots of not less than seven thousand five hundred (7,500) square feet, with front-entry garages, together with the allowed incidental and accessory uses.
2. Height Regulations: No building shall exceed forty feet (40') or two and one-half (2-1/2) stories in height to the highest point of its roof.
3. Area Regulations: The following minimum standards shall be required as measured from property lines:

Lot Size:	Seven thousand five hundred (7,500) square feet.
Lot Coverage:	The maximum Lot Coverage shall not exceed fifty-five percent (55%).
Minimum Floor Area:	The minimum square footage of a dwelling unit, exclusive of garages, breezeways and porches, shall be nineteen hundred (1,900) square feet.
Front Yard:	Twenty feet (20') minimum. Key lots shall have 2 front yards. Covered Front Porches may extend over the front building setback line up to five feet (5'), but the garage door must remain at or behind the front setback line in all instances.
Front Yard on Collector Streets:	Twenty five feet (25') minimum
Rear Yard:	Ten feet (10') minimum.
Side Yard:	Five feet (5') minimum.
Side Yard Adjacent to Street:	Fifteen feet (15') minimum.
Lot Width:	Sixty feet (60') typical; fifty feet (50') minimum (@ right-of-way) on cul-de-sac lots.
Lot Depth:	One hundred twenty-five feet (125') minimum.
Lot Depth (cul-de-sac lot):	Eighty-five feet (85') minimum.
Garage Orientation & Setback:	Garages may face the street or be J-swing type. For garage doors facing the front of the street, garage setback shall be flush or setback from front of building. J-swing type garages may protrude up to five feet (5') into the front setback to ensure additional variations of homes.

II. Neighborhood Regulations

The maximum number of lots permitted within the PD District shall not exceed 460 lots. The maximum percentage of lots per Lot Type is as follows:

Lot Type 1: Approximately 62 %

Lot Type 2: Approximately 38 %

The lot types shall generally conform to the layout shown in Exhibit B.

III. Development and Design Standards

A. Landscape Standards: All development within this PD District shall comply with the following landscape standards:

1. Tree Requirements:

- i. Trees are required to be planted by the homebuilder in the front yard of all lots per the following schedule:
Lot Type 1 and 2 – two, 4” caliper tree, measured at 12 inches above ground and four shrubs, minimum of 5 gallon when planted
- ii. Tree species shall comply with the City of Celina Zoning Ordinance Chapter 14.05 Appendix E.:

B. Screening Standards: All development within this PD District shall comply with the following minimum screening requirements:

1. Lots Adjacent to thoroughfares: 6’ masonry wall
2. Lots Adjacent to minor arterials or collectors: 6’ masonry wall
3. Lots adjacent to open space or park land: 6’ masonry wall or 4’ wrought iron fence
4. 15’ landscape buffer for all lots backing or siding to thoroughfares and collectors

C. Amenities: This PD District shall contain the following amenity features:

1. Swimming Pool
2. Passive Recreation Field
3. Private, Off-Street Hike/Bike Trail to connect to future public trail
4. Outdoor Meeting Space
5. Dog Park

MISCELLANEOUS

HOMEOWNERS ASSOCIATION

A Homeowner Association will be established as each residential parcel of land is developed. The PD shall contain one or multiple Homeowner Associations.

OPEN SPACE

The PD will contain 25 acres of open space including 21.8 acres of floodplain. Private open space shall be maintained by the Homeowner Association(s).

LIST OF EXHIBITS:

- Exhibit A – Metes and Bounds
- Exhibit B – Zoning Exhibit
- Exhibit C – Concept Plan
- Exhibit D – Development Regulations



Memorandum

To: **The Honorable Mayor Sean Terry and the Celina City Council**
CC: **Mike Foreman, City Manager**
From: Helen-Eve Liebman, AICP
Director of Planning & Development Services
Meeting Date: February 10, 2015
Re: Conduct a public hearing and consider testimony on a zoning request for a Planned Development. The property is ±112.286 acres situated in the Coleman Watson Survey, Block 4, Tract 51, Abstract No. 945 in Collin County, Texas. The property is generally located north of FM 1461, west of FM 2478, east of CR 84, and south of Brinkmann Ranch Road. (Wellspring Estates, PD #51)

Action Requested:

Conduct a public hearing and consider testimony on a zoning request for a Planned Development. The property is ±112.286 acres situated in the Coleman Watson Survey, Block 4, Tract 51, Abstract No. 945 in Collin County, Texas. The property is generally located north of FM 1461, west of FM 2478, east of CR 84, and south of Brinkmann Ranch Road. (Wellspring Estates, PD #51)

Background Information:

The owner for the property has petitioned for annexation and has submitted an application for a PD Planned Development District with a base district of SF-R Single-Family Residential District. The PD proposes 3 lot products with a maximum number of 325 lots/units on ±112 acres which is an approximate density of 2.9 units per acre. There are larger lots sizes along the north, east, and west boundaries to provide for a buffer from adjacent developments.

	<i>Min. Lot Size</i>	<i>Min. Lot Width</i>	<i>Percentage of Lots</i>
Lot Type 1	7,500 SF	60 feet	75 % Max.
Lot Type 2	9,000 SF	65 feet	25 % Min.
Lot Type 3	15,000 SF	100 feet	10 % Min.

The PD offers a variety of amenities such as increased tree size, board on board fencing, and open space provisions. According to our PD zoning regulations, open space shall be provided at one acre per 75 units. The applicant is proposing over 20 acres of amenitized open space when a minimum of 4.3 acres is required. The amenities shall include landscaping, trees (50 within the open space), shrubs, an eight foot hike and bike trail, seating and arbor areas. The PD also proposed a six foot masonry screening wall along FM 1461/Frontier Parkway.

Staff has received input from an adjacent land owner regarding the lots backing to the entry road for Lakes at Mustang Ranch. The zoning ordinance does not address this particular condition and staff has asked the land owners to come to a mutually agreeable solution. A redesign of the lot layout would most likely still have lots backing to the entry

road and the maximum street length of 600 feet for cul-de-sacs would not be met. The development is currently at a low overall density.

The applicant has requested that the subdivision be developed as a private street, gated community. If a private street, gated community concept is approved by council staff recommends the following be required:

1. The gated connection to the north shall provide a cul-de-sac at the property boundary and include open pedestrian and bicycle access to the north;
2. The gated connection to the east shall provide for open pedestrian and bicycle access to the east; and
3. The phase(s) west of the creek shall be subject to the connection to the north being provided first. A maximum of 35 lots shall be developed until the second bridge crossing is provided.
4. The geometry for access and stacking of the main entry shall be coordinated at the time of General Development Plan.
5. The private streets shall be subject to the City of Frisco private street Subdivision Regulations.

Legal Obligations and Review:

N/A

Public Notifications:

Zoning signs of public hearing notice were erected on the property on December 4, 2014. Public hearing notice was published in The Celina Record on November 28, 2014. No notices were sent to property owners within 200 feet of the subject property because there were no qualifying properties within the city limits according to the most recently approved city tax roll at the time notice was required.

Supporting Documents:

- Proposed PD Regulations
- Concept Plan
- Gated Development Concept Plan
- Landscape and Hardscape Plan
- City of Frisco Standards for Private Street Developments

Board/Committee Recommendation:

On January 20, 2015, the Planning and Zoning Commission voted (5-2, Waina and Hangartner opposed) to recommend approval of the rezoning request as presented in the staff report and subject to staff approving a north-south vehicular and pedestrian connection with the property to the north, Lakes at Mustang Ranch.

Staff Recommendation:

Upon further review, staff recommends removal of the private street/gated community use as it is in conflict with Section 10.03.11(s)(1) of the Subdivision Regulations requiring connectivity between subdivisions. Staff recommends approval of this item as presented.

Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682 Ext. 1021 or by email at hliebman@celina-tx.gov.

Exhibit "D"
Planned Development Standards
Wellspring Estates
Celina, Texas

1.0 Planned Development- Residential- 112 acres

- 1.1 General Description: The development is intended to accommodate variable lot sizes for single family residential uses. The base zoning district for the Planned Development District PD shall meet the standards of the Single Family Residential (SF-R) district established in the Celina Zoning ordinance as exists or may be amended. The following regulations shall also be applicable.

Section 1.1 shall reference the PD Planned Development District Sec. 14.03.031 and SF-R Single-Family Residential District Sec. 14.03.008.

- 1.2 The concept plan shall identify the divided entry to require a TIA submitted to the city and TxDOT for approval.

- 1.3 Density: The overall number of residential units shall not exceed three hundred twenty-five (325). Permitted lot sizes to be 60s, 70s, 100s and 125s. 60s will not exceed 60% of total lot count.

- 1.4 Permitted Uses: Land uses permitted within residential uses within this development are as follows:

- 1.4.1 Residential as described within.
- 1.4.2 Private or public recreation facilities.
- 1.4.3 Churches or rectories.
- 1.4.4 Utility distribution lines and facilities.
- 1.4.5 Parks, play grounds and neighborhood recreation facilities including, but not limited to swimming pools, club house facilities, amenity centers and tennis courts.
- 1.4.6 Fire stations and public safety facilities.
- 1.4.7 Real Estate Sales offices during the development and marketing of the community.
- 1.4.8 Public and private streets, if private then gated entries approved by the fire department, shall be required at all points of public road access. All subdivision regulations shall be met for public or private streets.
- 1.4.9 Temporary buildings and uses incidental to construction work on the premises, which shall be removed upon completion.
- 1.4.10 Garages may face the street if they are in line with the main structure or set back from the main structure.

- 1.5 Conditional Uses:

- 1.5.1 Schools-public or state or private accredited, including lighted athletic fields and structures

- 1.6 Prohibited Uses:

- 1.6.1 Accessory dwelling

- 1.7 Required Parking: Parking requirements for single family development shall be as follows: two (2) off street parking spaces shall be provided on the same lot as the main structure and shall be set back a minimum of twenty-one (21) feet from the street right of way. In conjunction with this requirement, a two (2) car garage shall be provided for each unit. Garage parking shall be behind the front yard building line and in line with or behind the front/side of the façade as defined within the PD.
- 1.8 Building Materials:
- 1.8.1 Masonry: 100% masonry is required on facades facing, siding and backing a public street.
A minimum of ninety percent (90%) of the total exterior wall surfaces of all main structures shall have an exterior finish of glass, natural and/or cultured stone, stucco, brick or any combination thereof. The use of wood as an accent exterior material shall be limited to a maximum of five percent (5%) of the total exterior wall surfaces.
 - 1.8.1 Roofing Materials: Wood roofing materials shall not be permitted within the development.
- 1.9 Single Family Lot Type 1: Single family lot Type 1 is a form of single family, detached housing. Building and area requirements are as follows:
- 1.9.1 Minimum Dwelling Size: The minimum area of the main building shall be seventeen hundred (1700) square feet, exclusive of garages, breezeways and porticos.
 - 1.9.2 Lot Area: The minimum area of lot shall be seven thousand five hundred (7500) square feet.
 - 1.9.3 Lot coverage: In no case shall be more than fifty-five percent (55%) of the total lot area covered by the combined area of the main buildings and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks, and other paved areas shall not be included in determining maximum lot coverage.
 - 1.9.4 Lot Width: The typical minimum width of lot shall be sixty feet (60') at the front building line, except that a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum width of fifty five feet (55') at the building line; provided all other requirements of this section are fulfilled.
 - 1.9.5 Lot Depth: The typical minimum lot depth shall be one hundred twenty feet (120'), except that a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum depth, measured at mid points on front and rear lot lines, of eighty five feet (85') at the building line; provided all other requirements of this section are fulfilled.
 - 1.9.6 Front Yard: The minimum depth of the front yard shall be twenty five feet (25'). Key lots shall have two (2) front yards.
 - 1.9.7 Side Yard: The minimum side yard on each side of the lot shall be five feet (5'). A side yard adjacent to a street shall be a minimum of fifteen feet (15').
 - 1.9.8 Rear Yard: The minimum depth of the rear yard shall be ten feet (10').
 - 1.9.9 Maximum Building Height: Buildings shall be a maximum of two and one-half (2 ½) stories. The maximum building height shall be forty feet (40'). Accessory structure twenty-five (25) feet.

- 1.10 Single Family Lot Type 2: Single family lot Type 2 is a form of single family, detached housing. Building and area requirements are as follows:
- 1.10.1 Minimum Dwelling Size: The minimum area of the main building shall be nineteen hundred (1900) square feet, exclusive of garages, breezeways and porticos.
 - 1.10.2 Lot Area: The minimum area of lot shall be nine thousand (9000) square feet.
 - 1.10.3 Lot coverage: In no case shall be more than fifty five percent (55%) of the total lot area covered by the combined area of the main buildings and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks, and other paved areas shall not be included in determining maximum lot coverage.
 - 1.10.4 Lot Width: The typical minimum width of lot shall be seventy feet (70') at the front building line, except that a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum width of sixty-five feet (65') at the building line; provided all other requirements of this section are fulfilled.
 - 1.10.5 Lot Depth: The typical minimum lot depth shall be one hundred twenty feet (120'), except that a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum depth, measured at mid points on front and rear lot lines, of one hundred feet (100') at the building line; provided all other requirements of this section are fulfilled.
 - 1.10.6 Front Yard: The minimum depth of the front yard shall be twenty five feet (25'). Key lots shall have two (2) front yards.
 - 1.10.7 Side Yard: The minimum side yard on each side of the lot shall be five feet (5'). A side yard adjacent to a street shall be a minimum of fifteen feet (15').
 - 1.10.8 Rear Yard: The minimum depth of the rear yard shall be ten feet (10').
 - 1.10.9 Maximum Building Height: Buildings shall be a maximum of two and one-half (2 ½) stories. The maximum building height shall be forty feet (40'). Accessory structure twenty-five (25) feet.
- 1.11 Single Family Lot Type 3 (East): Single family lot Type 3E is a form of single family, detached housing. Building and area requirements are as follows:
- 1.11.1 Minimum Dwelling Size: The minimum area of the main building shall be two thousand (2000) square feet, exclusive of garages, breezeways and porticos.
 - 1.11.2 Lot Area: The minimum area of lot shall be fifteen thousand (15000) square feet.
 - 1.11.3 Lot coverage: In no case shall be more than fifty percent (50%) of the total lot area covered by the combined area of the main buildings and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks, and other paved areas shall not be included in determining maximum lot coverage.
 - 1.11.4 Lot Width: The typical minimum width of lot shall be one hundred feet (100') at the front building line, except that a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum width of eighty feet (80') at the building line; provided all other requirements of this section are fulfilled.
 - 1.11.5 Lot Depth: The typical minimum lot depth shall be no less than one hundred forty feet (140'), except that a lot at the terminus of a cul-de-sac

or along street elbows/eyebrows may have a minimum depth, measured at mid points on front and rear lot lines, of one hundred thirty (130') at the building line; provided all other requirements of this section are fulfilled.

- 1.11.6 Front Yard: The minimum depth of the front yard shall be thirty feet (30'). Key lots shall have two (2) front yards.
- 1.11.7 Side Yard: The minimum side yard on each side of the lot shall be ten feet (10'). A side yard adjacent to a street shall be a minimum of fifteen feet (15').
- 1.11.8 Rear Yard: The minimum depth of the rear yard shall be twenty five feet (25').
- 1.11.9 Maximum Building Height: Buildings shall be a maximum of two and one-half (2 ½) stories. The maximum building height shall be forty feet (40'). Accessory structure twenty-five (25) feet.

1.12 Single Family Lot Type 3 (West): Single family lot Type 3W is a form of single family, detached housing. Building and area requirements are as follows:

- 1.12.1 Minimum Dwelling Size: The minimum area of the main building shall be two thousand four hundred (2400) square feet, exclusive of garages, breezeways and porticos.
- 1.12.2 Lot Area: The minimum area of lot shall be twenty five thousand (25,000) square feet.
- 1.12.3 Lot coverage: In no case shall be more than fifty percent (50%) of the total lot area covered by the combined area of the main buildings and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks, and other paved areas shall not be included in determining maximum lot coverage.
- 1.12.4 Lot Width: The typical minimum width of lot shall be one hundred twenty-five feet (125') at the front building line, except that a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum width of eighty feet (80') at the building line; provided all other requirements of this section are fulfilled.
- 1.12.5 Lot Depth: The typical minimum lot depth shall be no less than two hundred feet (200'), except that a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum depth, measured at mid points on front and rear lot lines, of one hundred thirty (130') at the building line; provided all other requirements of this section are fulfilled.
- 1.12.6 Front Yard: The minimum depth of the front yard shall be thirty feet (30'). Key lots shall have two (2) front yards.
- 1.12.7 Side Yard: The minimum side yard on each side of the lot shall be ten feet (10'). A side yard adjacent to a street shall be a minimum of fifteen feet (15').
- 1.12.8 Rear Yard: The minimum depth of the rear yard shall be fifty feet (50'). Accessory structures are not permitted within the Rear Yard setback.
- 1.12.9 Maximum Building Height: Buildings shall be a maximum of two and one-half (2 ½) stories. The maximum building height shall be forty feet (40'). Accessory structure twenty-five (25) feet.

1.13 Internal Utilities for Development: All franchise utilities within the development shall be underground.

1.14 Landscape Requirements: All development within PD District shall comply with the following:

- 1.14.1 Building Lot Tree Requirements: Trees are required to be planted by the homebuilder in the front yard of all lots per the following:
 - 1.14.1.1 Lot Type 1 - two, 4" caliper trees, measured at 12 inches above ground, both in the front of the home on the lot.
 - 1.14.1.2 Lot Type 2 - two, 4" caliper trees, measured at 12 inches above ground, both in the front of the home on the lot.
 - 1.14.1.3 Lot Type 3 East - two, 4" caliper trees, measured at 12 inches above ground, both in the front of the home on the lot.
On Lot Type 3 East lots, backing East property line of the community specifically, two (2) additional 4" caliper trees, measured at 12" above ground, will be required within the rear yard twenty five (25) foot setback and evenly spaced.
 - 1.14.1.4 Lot Type 3 West - two, 4" caliper trees, measured at 12 inches above ground, both in the front of the home on the lot.
On Lot Type 3 West lots, backing West property line of the community specifically, two (2) additional 5" caliper trees, measured at 12" above ground, will be required within the rear yard fifty (50') foot setback and evenly spaced.
 - 1.14.1.5 Trees species shall be Live Oak trees.
 - 1.14.1.6 Lot Type 2 - two, 4" caliper trees, measured at 12 inches above ground, both in the front of the home on the lot.
- 1.14.2 Lot Type 3 East - two, 4" caliper trees, measured at 12 inches above ground, both in the front of the home on the lot
- 1.14.3 Building Lot Ornamental trees and Shrub Requirements: Ornamental trees and shrubs are required to be planted by the homebuilder in the front yard of all lots per the following:
 - 1.14.3.1 All Lot Types:
 - 1.14.3.1.1 Two, 8-10' Ornamental Trees in the front of the home on the lot.
 - 1.14.3.1.2 Two 6-8' Ornamental Trees in the front of the home on the lot.
 - 1.14.3.1.3 Two 7 gallon Ornamental trees or shrubs in the front of the home on the lot.
 - 1.14.3.1.4 Minimum 4 gallon shrubs are required in the front of the home on the lot. All shrubs shall be enclosed in a planting bed area.
 - 1.14.3.1.5 Any portion of the Lot that is not covered by foundation, drive, patio or planting bed shall be solid sod.
 - 1.14.3.1.6 All landscaped areas shall be irrigated by an underground automatic irrigation system
- 1.14.4 Open Space Tree Requirements: Trees are required to be planted by the developer per the following schedule:
 - 1.14.4.1 Trees shall be planted randomly in the open space between the roads and open spaces. The trees will be a minimum of a 4" caliper tree. A minimum of 75 trees shall be planted.
 - 1.14.4.2 Tree species shall be one or more of the following types of trees: a Shumard Red Oak, Bur Oak, Live Oak or Chinkapin Oak.

1.15 Fencing Requirements: All development within PD District shall comply with the following:

1.15.1 Building Lot Fences are required to be built by the homebuilder per the following:

1.15.1.1 Lot Type1- a minimum 6' board on board cedar fence with top cap, pressure treated rails and iron posts on the side and rear property line. The fencing will be stained Golden Brown. The 6' wood fencing will transition to a 5' gated side yard iron return fence.

1.15.1.2 Lot Type 2 - a minimum 6' board-on-board cedar fence with top cap, pressure treated rails and iron posts on the side and rear property line. The fencing will be stained Golden Brown. The 6' wood fencing will transition to a 5' gated side yard iron return fence.

1.15.1.3 Lot Type 3 – On lots backing to the West property line of the community shall have a 6' masonry wall completed within 90 days of the lots substantial completion or City Acceptance of the lots.

On lots backing to the East property line of the community a minimum 6' board-on-board cedar fence with top cap, pressure treated rails and iron posts on the side and a minimum 8' board cedar fence with top cap, pressure treated rails and iron posts on the rear property line. The fencing will be stained Golden Brown. The 6' wood fencing will transition to a 6' gated side yard iron return fence.

On lots backing to the West property line of the community a minimum 6' masonry wall with columns at the rear and side yard intersection of property lines shall be required.

1.15.2 Lot Fences adjacent to roads opening to or siding an Open Space or Linear Open Space shall comply with the following:

1.15.2.1 All Lot Types will require a 5' iron fence siding or facing the Open Space or Linear Open Space.

1.15.3 Lot Screening backing to FM 1461 and siding the entry road (first tier of lots only) to the community shall be 6' masonry walls with stone columns. Screening and columns will be installed by the developer. The screening and columns shall be HOA owned and HOA maintained. No private fencing will be allowed to conflict with the HOA screening or columns whatsoever.

1.16 Open Space Requirements: All Open Space within the development and within PD District shall comply with the following:

1.16.1 Landscape Requirements:

1.16.1.1 Landscape will be required per the following:

1.16.1.2 Grass or- 100% seeded.

1.16.1.3 Trees- Minimum 4" caliper selected for random placement. A minimum of fifty (50) trees shall be planted.

1.16.1.4 Shrubs- multiple types selected for random placement.

1.16.2 Hardscape will be required as follows:

1.16.2.1 An 8' wide Hike and Bike trail meandering between the pond and open space as illustrated on Exhibit C Landscape Plan.

1.16.2.2 A minimum of two (2) seating areas and plantings in various locations along the hike and bike trail.

- 1.16.2.3 A minimum of two (2) Arbors and/or a covered shade areas will be located within the open space.

1.17 Linear Open Space Requirements: All Linear Open Space within the development and within PD District shall comply with the following:

1.17.1 Landscape Requirements:

- 1.17.1.1 Landscape will be required per the following:

- 1.17.1.2 Grass or 100% seeded.

- 1.17.1.3 Trees- Minimum 4" caliper selected for random placement. A minimum of twenty-five (25) trees shall be planted.

- 1.17.1.4 Shrubs- multiple types selected for random placement. A minimum of five (5) shrub placements shall be planted.

1.17.2 Hardscape will be required as follows:

- 1.17.2.1 An 8' Hike and Bike trail meandering within the linear open space.

- 1.17.2.2 A minimum of two (2) seated areas and plantings in various locations along the hike and bike trail.

2.0 HOMEOWNERS ASSOCIATION

A Homeowners Association shall be established for the property.

3.0 OPEN SPACE

The PD will provide approximately 18 acres of HOA owned and maintained Open Space. Detention and floodplain area shall count towards open space requirements.

LIST OF EXHIBITS

Exhibit A- Legal Description of PD Boundary

Exhibit B- Concept Plan

Exhibit C- Landscape and Hardscape Plan

Exhibit D- Development Regulations

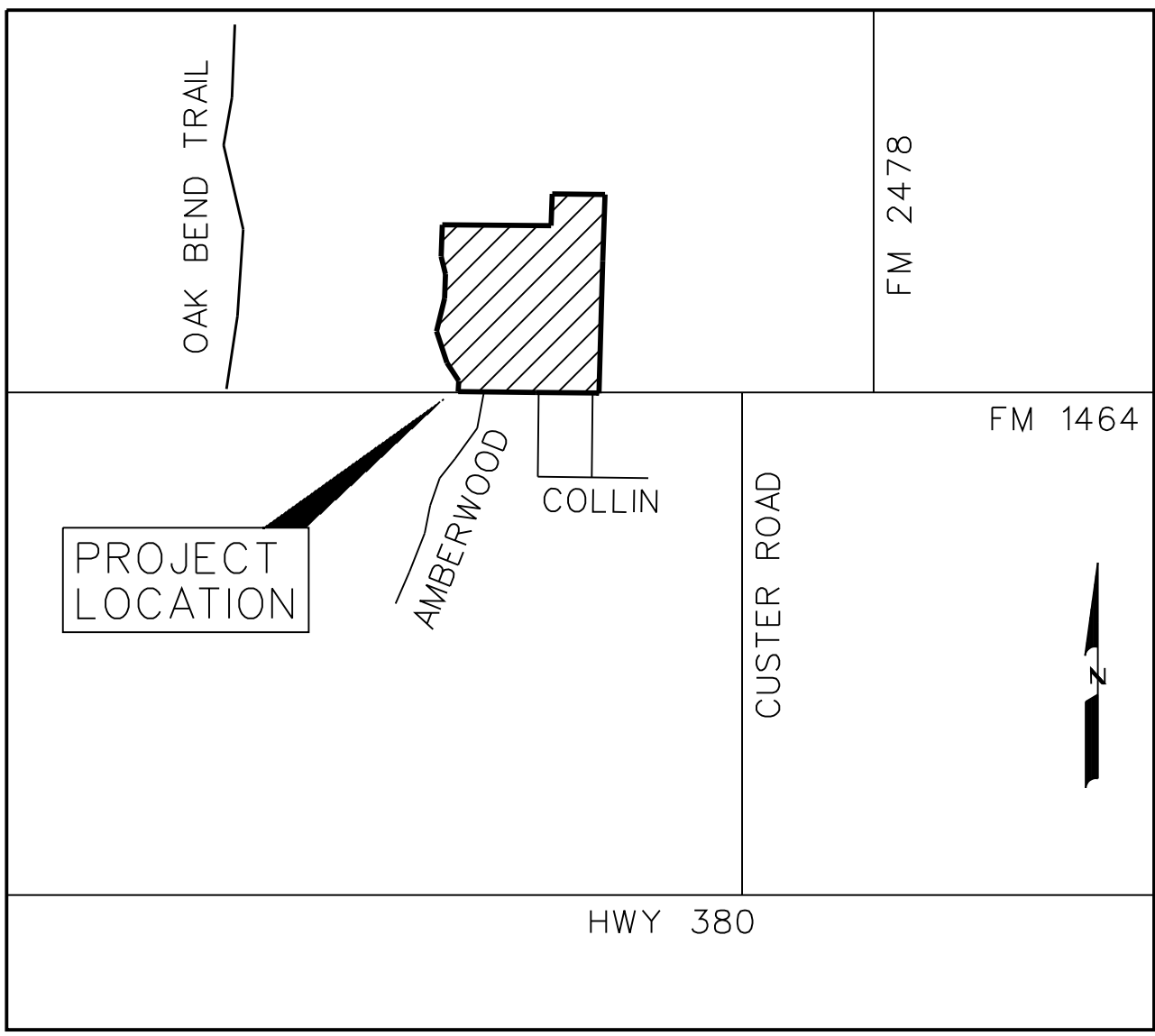


0 200 400 800

SCALE: 1" = 400'

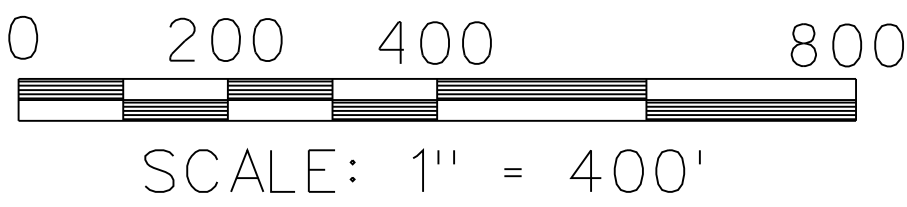


CITY CASE NO. JANUARY 2015 SCALE: 1"=400'



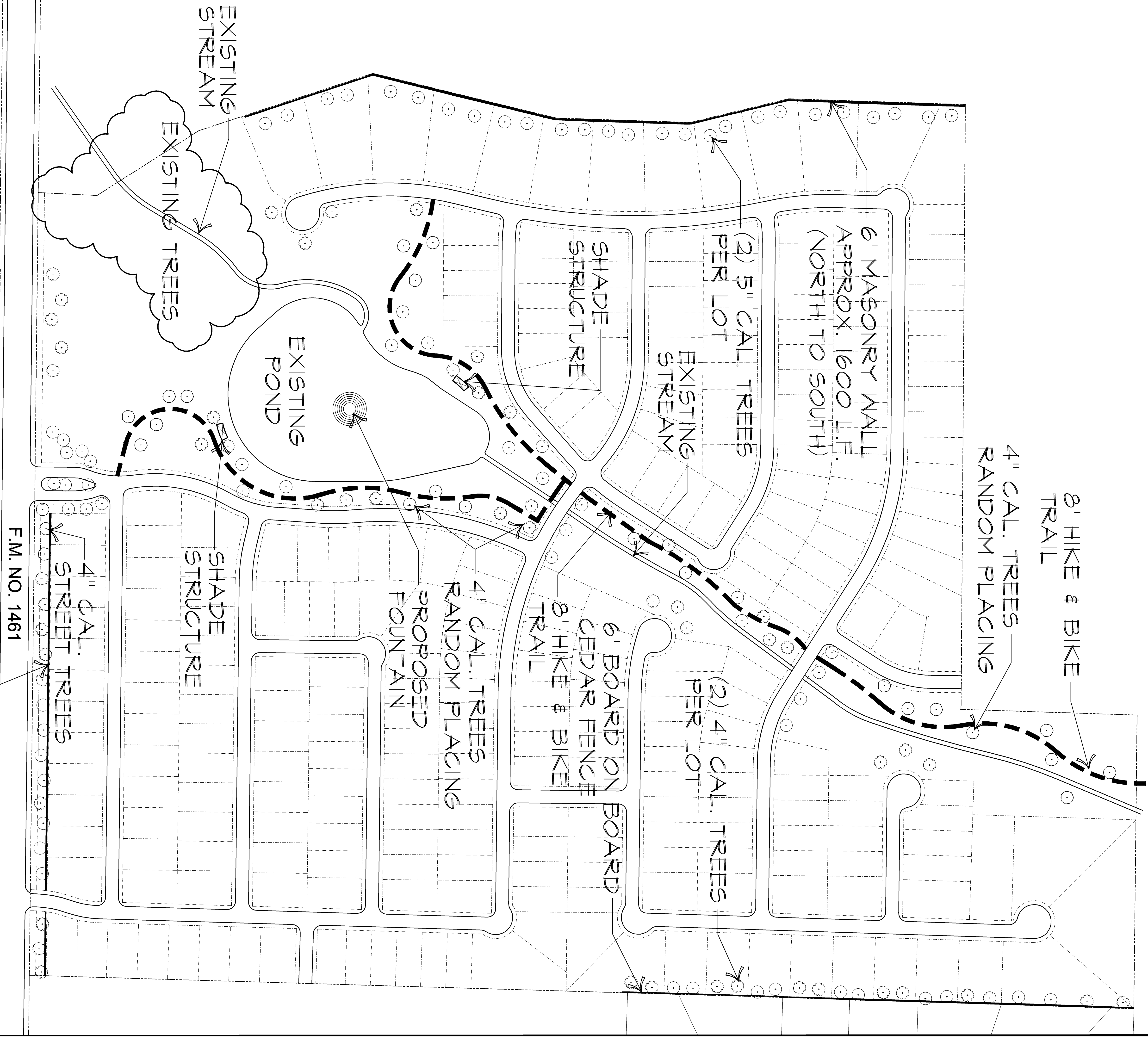
LOCATION MAP

NOTE:
NO FLOOD PLAIN EXISTS ON
SITE PER FEMA MAP NO. 48085C0140J
DATED JUNE 2, 2009



WELLSPRING ESTATES

OUT OF THE
COLEMAN WATSON SURVEY, ABSTRACT NO. 945
IN THE
COLLIN COUNTY, TEXAS
APPLICANT
FRASER CAPITAL, LLC.
18208 PRESTON RD, D9461
DALLAS, TEXAS 75252
214-762-5709
OWNER
PROSPER INDEPENDENT SCHOOL DISTRICT
605 E. 7TH STREET
PROSPER, TEXAS 75078
469-219-2000

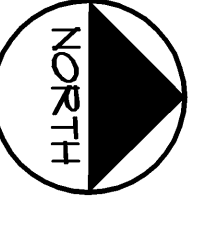


NOTE:
A 15' LANDSCAPE BUFFER
SHALL BE PROVIDED ADJACENT
TO FM 1461 / FRONTIER PARKWAY

EXHIBIT C WELLSPRING ESTATES LANDSCAPE PLAN

Celina, Texas

1-29-15



City of Frisco Standards for Private Street Developments

Private Street Developments are subject to provisions of the Thoroughfare Design Standards Ordinance, as it exists or may be amended. Private Street Developments are permitted by Specific Use Permit in the referenced districts. Private Street Developments that exist as of the adoption of this ordinance and properties that are zoned by a planned development that permits Private Street Developments are excluded from the requirement for a Specific Use Permit. In considering requests for 2.05.02. SUP or "S" – Specific Use Permits (Page 55) for Private Street Developments, the City Council shall use any of the following criteria.

a. New Development

1. Non-disruption of planned public roadways or facilities/projects (thoroughfares, parks, park trails, public pedestrian pathways, etc.);
2. Non-disruption to and from properties of future developments either on-site or off-site to the proposed subdivision;
3. No negative effect on traffic circulation on public streets;
4. No impairment of access to and from public facilities including schools or parks;
5. Adequate and timely provision of essential municipal services (emergency services, water/sewer improvements or maintenance, etc.);
6. Existence of natural and/or man-made boundaries around the development (creeks, floodplain, golf courses, parks); and/or
7. Absence of a concentration of Private Street Developments in the vicinity of the requested Private Street Development.

b. Conversion of Existing Subdivision to Private Streets

1. Criteria would include all the issues and procedures involved with new developments;
2. Petition signed by one hundred (100) percent of the owners in the existing subdivision requesting approval to convert to private streets;
3. Formation of a property owners' association, if none exists, that would be responsible for owning and maintaining the converted streets and rights-of-way;
4. Re-platting of existing subdivision to reflect changes; and/or
5. Applicant agreeing to contract with the City for purchase of the converted infrastructure and rights-of-way from the City.

(c) Private Streets.

(1) Private Streets. Private streets within the City and/or the ETJ may be allowed in accordance with the Zoning Ordinance. Private streets within the City's ETJ require Commission action and approval. Private streets shall be designed and constructed to the City's standards for public streets, in accordance with the Engineering Standards.

(2) City Council Action Required. Dedicated streets and rights-of-way shall not be designated or used as private streets and such use is prohibited, except where specific approval is given by action of the City Council for properties within the City's extraterritorial jurisdiction and upon approval of a Specific Use Permit for properties within the City limits. The City Council may add any conditions as deemed appropriate as part of the approval of a Private Street Development.

(3) Conversion of Private Streets to Public. The City may, but is in no way obligated to, accept private streets for public access and maintenance. Requests to convert Private Streets to Public Streets shall be subject to the following provisions: Subdivision Ordinance Section 8 Page 8-20

- a. The homeowners' association (HOA) shall submit a petition signed by at least sixtyseven percent (67%) of its members/lot owners (or a greater number of signatures, if required by the HOA documents or Declaration).
- b. All of the infrastructure shall be in a condition that is acceptable to the Director of Engineering Services and the Director of Public Works.
- c. All security stations and other structures not consistent with a public street development shall be removed by the HOA, at its cost, prior to acceptance of the streets and appurtenances by the City.
- d. All monies in the reserve fund for private street maintenance shall be delivered to the City. Money in the reserve fund in excess of what is needed to bring the streets and appurtenances up to City standards will be refunded to the HOA. Private Street developments that exist as of the adoption of this ordinance are not required to deliver a reserve fund balance to the City.
- e. The HOA shall prepare and submit a replat to Development Services for review. Upon approval, the HOA shall file the replat to dedicate the streets and appurtenances to the City.

f. The HOA shall modify and re-file, at its cost, the HOA documents to remove requirements specific to Private Street developments. The City Attorney shall review the modified HOA documents prior to their filing. The HOA shall be responsible for the cost of review by the City Attorney.

(4) HOA Requirements. Private Street developments and the related HOA shall meet all requirements of Section 8.11 of this Ordinance.

(3) Private Streets. Whenever a public street becomes private following recordation, an HOA is required to be established, if not already in existence, that would be responsible for owning and maintaining the converted streets and rights-of-way. The following regulations shall apply to any subdivision that includes private streets, except those that exist as of the effective date of this Ordinance.

a. The Association shall own and be responsible for the maintenance of private streets and appurtenances (such as alleys, storm sewers, sidewalks, barrier-free ramps, street lights and signs, etc.) and shall provide for the payment of dues and assessments required to maintain the private streets and appurtenances.

b. The Association documents shall state that if the specific approval or the Specific Use Permit for the Private Street Development is revoked or the private streets are Subdivision Ordinance Section 8 Page 8-34 otherwise converted to public streets, the reserve fund shall become the property of the City (see the City's Engineering Standards for conversion process).

c. In addition to any other requirements set forth in this Section, the HOA's documents shall specify the following:

1. That the streets within the development are private, that they are owned and maintained by the Association, and that the City has no obligation to maintain, repair or reconstruct the private streets.

2. A statement that the City may, but is not obligated to, inspect private streets and require repairs necessary to insure that the same are maintained to City standards.

3. A statement that the Association may not be dissolved without the prior written consent of the City Council, which consent shall not be withheld by the City if it determines that an adequate reserve fund exists, and the streets and alleys are in satisfactory condition as determined by the Director of Public Works.

4. That failure to bring the subdivision into compliance with the regulations may cause the City to revoke the specific approval or the Specific Use Permit for the Private Street Development and take appropriate action.

d. The HOA's documents shall note that certain City services may not be provided in Private Street Developments. The services that may not be provided include, but are not limited to: police enforcement of traffic and parking ordinances and preparation of accident reports. Depending on the characteristics of the proposed development other services may not be provided.

e. The HOA's documents shall contain a provision that requires the Association to provide unrestricted access to emergency vehicles, utility personnel, the U.S. Postal Service, and governmental employees, agents or representatives in the performance of their official duties.

All access gates shall be designed and constructed in accordance with emergency access design standards in the Engineering Standards, and shall be equipped with an Opticom gate opening system or with another opening system that is acceptable to the Fire Chief.



Memorandum

To: The Honorable Mayor Sean Terry and the Celina City Council
CC: Mike Foreman, City Manager
From: Brooks Wilson, AICP, Senior Planner
Meeting Date: February 10, 2015
Re: Conduct a public hearing to consider testimony and take action on a Development Agreement for Sutton Fields. The property is approximately 510.80 acres generally located at the northeast corner of Parvin Road and FM1385, within Denton County, Texas.

Action Requested:

Conduct a public hearing to consider testimony and take action on a Development Agreement for Sutton Fields. The property is approximately 510.80 acres generally located at the northeast corner of Parvin Road and FM1385, within Denton County, Texas.

Background Information:

The City of Celina seeks City Council approval to enter into a Development Agreement for Sutton Fields in order for the applicants/owners to secure and complete their funding arrangements prior to the completion of the additional tracts' annexation into the corporate city limits.

The annexation process has been delayed due to a noticing error. In order to comply with the requirements of the Texas Local Government Code, a second notice will be published in the Celina Record on February 13, 2015 (no less than 10 days nor greater than 20 days from the date of the public hearing) and a special called meeting has been scheduled for February 25, 2015 in order to allow public testimony regarding this annexation case. Staff anticipates the annexation to be completed at the March 17, 2015 City Council meeting.

Supporting Documents:

- Sutton Fields Land Use Development Agreement
- Exhibit A – Legal Description of Residential Tracts
- Exhibit B – Zoning Exhibit of Residential Tracts
- Exhibit C – Legal Description of Retail/Office Tract
- Exhibit D – Zoning Exhibit of Retail/Office Tract
- Exhibit E – Development Plan (Concept Plan)
- Exhibit F – Development Standards

Legal Review:

The City's land use attorney has reviewed the Development Agreement.

Board/Committee Recommendation:

N/A

Staff Recommendation:

Staff recommends approval of the item.

Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682 X1023 or by email at bwilson@celina-tx.gov.

SUTTON FIELDS LAND USE DEVELOPMENT AGREEMENT

This Sutton Fields Land Use Development Agreement (this "Agreement") is entered into by and between **CADG SUTTON FIELDS, LLC**, (the "Owners of the Residential Property") and _____, (the "Retail Owner") (collectively, the "Owners") and the **City of Celina, Texas** (the "City"), to be effective on the Effective Date (as defined below).

ARTICLE I **RECITALS**

WHEREAS, certain terms used herein are defined in Article II; and

WHEREAS, the City is a home-rule municipality of the State of Texas located within Denton and Collin County (the "Counties"); and

WHEREAS, the Owners and the City (which are sometimes individually referred to as a "Party" and collectively as the "Parties") desire to enter into this Agreement; and

WHEREAS, it is anticipated that on February 17, 2015, the Owners of the Residential Property shall become the property owners of approximately 494 acres of real property ("Residential Property"), which property is described by metes and bounds on **Exhibit A** and depicted on **Exhibit B**, attached and incorporated into this Agreement; and

WHEREAS, the Retail Owner currently owns approximately 16 acres of real property ("Retail Property"), which property is described by metes and bounds on **Exhibit C** and depicted on **Exhibit D**, attached and incorporated into this Agreement; and

WHEREAS, the Retail Property and the Residential Property collectively will be referred to as (the "Property"); and

WHEREAS, the Residential Property, approximately 494 acres, will be developed as a master planned residential community; and

WHEREAS, the Retail Property, approximately 16 acres, will be developed as retail; and

WHEREAS, the Property is currently appraised for ad valorem tax purposes as land for agricultural use; and

WHEREAS, this Agreement provides that the Property will be developed as a master-planned residential community with a retail portion, provide for a development plan and development standards; and

WHEREAS, it is the intent of this Agreement to establish certain restrictions and impose certain commitments in connection with the development of the Property; and

WHEREAS, it is the intent of the Parties that the Property will be developed per an agreed development plan ("Development Plan"), which Development Plan is attached hereto as **Exhibit E**, and the development standards set forth in certain proposed planned development zoning standards ("Development Standards"), which Development Standards are attached hereto as **Exhibit F**; and

NOW, THEREFORE, for and in consideration of the mutual covenants of the Parties set forth in this Agreement , and for other good and valuable consideration the receipt and adequacy of which are acknowledge and agreed, the Parties agree as follows:

ARTICLE II

GENERAL TERMS AND DEFINITIONS

The recitals to this Agreement are incorporated herein for all purposes.

Unless the context requires otherwise, the following terms shall have the meanings hereinafter set forth:

Agreement means this Sutton Fields Land Use Development Agreement.

City means the City of Celina, a general law municipality located in Collin and Denton County, Texas.

City Council means the City Council of the City.

Development Plan means the development plan attached hereto as **Exhibit E**.

Development Standards means the Development Standards attached as **Exhibit F**.

Effective Date means the date upon which CADG Sutton Fields, L.L.C. shall acquire the Residential Property, which date is currently anticipated to be February 17, 2015.

Notice means the notice required or contemplated by this Agreement (or otherwise given in connection with this Agreement).

Owners mean both **CADG Sutton Fields, L.L.C.**, a Texas limited liability company and

_____.
Owners of the Residential Property means **CADG Sutton Fields, L.L.C.**, a Texas limited liability company. Upon **CADG Sutton Fields, LLC** purchasing the Residential Property, which is currently anticipated to be February 17, 2015, **CADG Sutton Fields, LLC** shall be the

owner of the Residential Property, and shall succeed to all interests, rights, responsibilities and obligations of an Owner and Party to this Agreement.

Residential Property means the real property described by metes and bounds in **Exhibit A** and depicted on **Exhibit B** attached hereto.

Retail Property means the real property described by metes and bounds in **Exhibit C** and depicted on **Exhibit D** attached hereto.

ARTICLE III

ANNEXATION AND ZONING MATTERS

3.1 Annexation. The Owners submitted voluntary petitions for annexation of a portion of the Property to the City ("Petition") in compliance with Chapter 43 of the Texas Local Government Code, as amended. The City shall complete the annexation of the Property as soon as is practical. Owner(s) agree that they shall not withdraw the Petition or reduce that amount of property covered by the Petition.

3.2 Zoning of Property. Upon annexation of the entire Property into the City, the City shall adopt planned development zoning regulations consistent with the Development Standards, Development Plan, and applicable provisions of this Agreement. Through this Agreement, the Owners expressly consent and agree to the zoning of the Property consistent with and as contemplated by this Agreement and the zoning application currently on file with the City. The City has received a formal zoning application in order to proceed with zoning the Property as contemplated by this Agreement and has held the Planning and Zoning Commission public hearing required by state law and City Code for the zoning application. Owner(s) agree that they shall not withdraw the zoning application or reduce that amount of property covered by the zoning application.

ARTICLE IV

DEVELOPMENT STANDARDS

4.1 Full Compliance with City Standards.

The development of the Property shall be subject to the City's Code, ordinances, standards, rules, regulations, standards, guidelines and policies in effect on the date of permit application ("City Regulations"). This Agreement sets forth permissible land uses and does not otherwise alter the City Regulations.

4.2 Annexation and Zoning. Owners agree not to withdraw any petitions for voluntary annexation or applications for zoning that apply to any portion of the Property that have previously been filed with the City. The City agrees to use diligent efforts to complete all

legal requirements for processing such applications so that all of the Property is in the City limits by March 17, 2015 and that a planned development zoning ordinance zoning all of the Property is approved on March 17, 2015 consistent with the Development Plan and Development Standards.

4.3 Vested Rights. This Agreement shall not constitute a “permit” (as defined in Chapter 245 of the Texas Local Government Code) that is deemed filed with the City on the Effective Date. The Owners do not, by entering into this Agreement, waive any rights or obligations arising under Chapter 245 of the Texas Local Government Code. Notwithstanding the foregoing, the Owners do agree, acknowledge and expressly waive any and all claims that the Owners have or may have that any term or provision of this Agreement violates Section 212.904 of the Texas Local Government Code, as amended, provided, however, the Owners’ agreement to develop the Property in accordance with City Regulations shall not, by itself, be subject to such a waiver.

4.4 INDEMNIFICATION. EACH APPLICANT (INCLUDING FOR PURPOSES HEREOF ANY SUCCESSOR THERETO OR ASSIGNEE THEREOF, INCLUDING, WITHOUT LIMITATION, A PURCHASER OF ANY PORTION OF THE PROPERTY) FOR A FINAL PLAT AGREES TO RELEASE, DEFEND, HOLD HARMLESS, AND INDEMNIFY THE CITY FROM AND AGAINST ALL THIRD-PARTY CLAIMS, SUITS, JUDGMENTS, DAMAGES, AND DEMANDS (TOGETHER, “CLAIMS”) AGAINST THE CITY, INCLUDING REASONABLE ATTORNEY’S FEES AND OTHER COSTS, ARISING OUT OF THE NEGLIGENCE OF THE APPLICANT IN CONNECTION WITH THE DESIGN OR CONSTRUCTION OF ANY INFRASTRUCTURE, STRUCTURE, OR OTHER FACILITIES OR IMPROVEMENTS THAT ARE REQUIRED OR PERMITTED BY THE SUBDIVISION REGULATIONS OR ANY OTHER GOVERNING REGULATIONS AND THAT ARE DEDICATED OR OTHERWISE CONVEYED TO THE CITY.

ARTICLE V

TERM

The term of this Agreement shall be from the Effective Date and shall automatically terminate on the date a zoning ordinance is adopted that applies to the Property (“Term”).

ARTICLE VI

EVENTS OF DEFAULT; REMEDIES

6.1 Events of Default. No Party shall be in default under this Agreement until notice of the alleged failure of such Party to perform has been given in writing (which notice shall set forth in reasonable detail the nature of the alleged failure) and until such Party has been given a reasonable time to cure the alleged failure (such reasonable time to be determined based on the nature of the alleged failure, but in no event more than thirty (30) days after written notice of the alleged failure has been given). Notwithstanding the foregoing, no Party shall be in default

under this Agreement if, within the applicable cure period, the Party to whom the notice was given begins performance and thereafter diligently and continuously pursues performance until the alleged failure has been cured.

6.2 Remedies. If a Party is in default, the aggrieved Party may, at its option and without prejudice to any other right or remedy under this Agreement, seek any relief available at law or in equity, including, but not limited to, an action under the Uniform Declaratory Judgment Act, or actions for specific performance, mandamus, or injunctive relief. **NOTWITHSTANDING THE FOREGOING, HOWEVER, NO DEFAULT UNDER THIS AGREEMENT SHALL ENTITLE THE AGGRIEVED PARTY TO TERMINATE THIS AGREEMENT.** In addition to the aforementioned remedies, if the Owners are in default under this Agreement, the City shall have the right to withhold approval of any final plat of the Party in default or withhold the issuance of any building permits with respect to land owned by the Party in default, which delay in approval may extend until that Party's default has been cured. The remedies set forth in this section are the sole and exclusive remedies for a default under this Agreement. This provision shall be sufficient evidence of the Owner's waiver of any statutory plat approval periods as specified in the Chapter 212 of the Texas Local Government Code, as amended, in the event the City alleges a default by the Owners and the City obtains a final judgment against the Owners in connection with such default.

ARTICLE VII

ASSIGNMENT AND ENCUMBRANCE

7.1 Assignment by the Owners to Successors in Interest.

This Agreement is made solely for the benefit of the City and the Owners and is assignable by the Owners during the Term upon written notice to the City pursuant to Section 13.5 of this Agreement and approval of such assignment by the City.

7.2 Encumbrance by City. The City shall not collaterally assign, pledge, grant a lien or security interest in, or otherwise encumber any of its rights, title, or interest under this Agreement without the Owners' prior written consent, which consent shall not be unreasonably withheld.

7.3 Assignees as Parties. An Assignee authorized in accordance with this Agreement and for which notice of assignment has been provided in accordance with Section 13.5 of this Agreement and approval has been obtained in accordance with Section 7.1 of this Agreement shall be considered a "Party" for the purposes of this Agreement.

7.4 No Third Party Beneficiaries. This Agreement only inures to the benefit of, and may only be enforced by, the Parties. No other person or entity shall have any right, title, or

interest under this Agreement or otherwise be deemed to be a third-party beneficiary of this Agreement.

7.5 Notice of Assignment. Notwithstanding anything to the contrary in this Agreement, the following requirements shall apply in the event that the Owners sells, assigns, transfers, or otherwise conveys the Property or any part thereof and/or any of its rights or benefits under this Agreement:

- (a) within thirty (30) days after the effective date of any such sale, assignment, transfer, or other conveyance, the Owners must provide written notice of same to the City;
- (b) the notice must describe the extent to which any rights or benefits under this Agreement have been sold, assigned, transferred, or otherwise conveyed;
- (c) the notice must state the name, mailing address, and telephone contact information of the person(s) acquiring any rights or benefits as a result of any such sale, assignment, transfer or other conveyance;
- (d) the notice must be signed by a duly authorized person representing the Owners and a duly authorized representative of the person acquiring any rights or benefits as a result of the sale, assignment, transfer or other conveyance.

ARTICLE VIII

ADDITIONAL PROVISIONS

8.1 Recitals. The recitals contained in this Agreement: (a) are true and correct as of the Effective Date; (b) form the basis upon which the Parties negotiated and entered into this Agreement; (c) are legislative findings of the City Council of the City; and (d) reflect the final intent of the Parties with regard to the subject matter of this Agreement. In the event it becomes necessary to interpret any provision of this Agreement, the intent of the Parties, as evidenced by the recitals, shall be taken into consideration and, to the maximum extent possible, given full effect. The Parties have relied upon the recitals as part of the consideration for entering into this Agreement and, but for the intent of the Parties reflected by the recitals, would not have entered into this Agreement.

8.2 Notices. All Notices shall be in writing, shall be signed by or on behalf of the Party giving the Notice, and shall be effective as follows: (a) on or after the 10th business day after being deposited with the United States mail service, Certified Mail, Return Receipt Requested with a confirming copy sent by E-mail; (b) on the day delivered by a private delivery

or private messenger service (such as FedEx or UPS) as evidenced by a receipt signed by any person at the delivery address (whether or not such person is the person to whom the Notice is addressed); or (c) otherwise on the day actually received by the person to whom the Notice is addressed, including, but not limited to, delivery in person and delivery by regular mail or by E-mail (with a confirming copy sent by E-mail). All Notices given pursuant to this section shall be addressed as follows:

To the City: Attn:
 City Manager
 107 S. Main Street
 Celina, Texas 76227
 E-mail: mforeman@celina-tx.gov

With a copy to: Messer, Rockefeller & Fort, PLLC
 Attn: Julie Fort
 E-mail: julie@txmunicipal-law.com
 Fax: 972-668-6414

To the Owners: Attn: Mehrdad Moayed
 1800 Valley View Lane, Suite 300
 Farmers Branch, Texas 75234
 E-mail:

Rex _____

With a copy to: Miklos Law
 Attn: Robert Miklos
 1800 Valley View Lane, Suite 360
 Farmers Branch, Texas 75234
 E-mail: robert@mikloslegal.com

Any party may change its address or addresses for delivery of notice by delivering written notice of such change of address to the other party.

8.3 Interpretation. The Parties acknowledge that each has been actively involved in negotiating this Agreement. Accordingly, the rule of construction that any ambiguities are to be resolved against the drafting Party will not apply to interpreting this Agreement. In the event of any dispute over the meaning or application of any provision of this Agreement, the provision will be interpreted fairly and reasonably and neither more strongly for nor against any Party, regardless of which Party originally drafted the provision.

8.4 Time. In this Agreement, time is of the essence and compliance with the times for performance herein is required.

8.5 Severability. If any provision of this Agreement is determined by a court of competent jurisdiction to be unenforceable for any reason, then the remainder of this Agreement shall not remain in full force and effect.

8.6 Applicable Law; Venue. This Agreement is entered into pursuant to, and is to be construed and enforced in accordance with, the laws of the State of Texas, and all obligations of the Parties are performable in Denton County. Exclusive venue for any action to enforce or construe this Agreement shall be in the Denton County District Court.

8.7 Non-Waiver. Any failure by a Party to insist upon strict performance by the other Party of any material provision of this Agreement shall not be deemed a waiver thereof, and the Party shall have the right at any time thereafter to insist upon strict performance of any and all provisions of this Agreement. No provision of this Agreement may be waived except by writing signed by the Party waiving such provision. Any waiver shall be limited to the specific purposes for which it is given. No waiver by any Party of any term or condition of this Agreement shall be deemed or construed to be a waiver of any other term or condition or subsequent waiver of the same term or condition.

8.8 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

8.9 Further Documents. The Parties agree that at any time after execution of this Agreement, they will, upon request of another Party, execute and deliver such further documents and do such further acts and things as the other Party may reasonably request in order to effectuate the terms of this Agreement. This provision shall not be construed as limiting or otherwise hindering the legislative discretion of the City Council seated at the time that this Agreement is executed or any future City Council.

8.10 Exhibits. The following Exhibits are attached to this Agreement and are incorporated herein for all purposes:

Exhibit A	Metes and Bounds of the Residential Property
Exhibit B	Property Depiction of the Residential Property
Exhibit C	Metes and Bounds of the Retail Property
Exhibit D	Property Depiction of the Retail Property
Exhibit E	Development Plan
Exhibit F	Development Standards

8.11 Governmental Powers; Waivers of Immunity. By its execution of this Agreement, all Parties agree and acknowledge that the City does not waive or surrender any of its governmental powers, immunities, or rights.

8.12 Force Majeure. Each Party shall use good faith, due diligence and reasonable care in the performance of its respective obligations under this Agreement, and time shall be of the essence in such performance; however, in the event a Party is unable, due to force majeure, to perform its obligations under this Agreement, then the obligations affected by the force majeure shall be temporarily suspended. Within three (3) business days after the occurrence of a force majeure, the Party claiming the right to temporarily suspend its performance, shall give Notice to all the Parties, including a detailed explanation of the force majeure and a description of the action that will be taken to remedy the force majeure and resume full performance at the earliest possible time. The term “force majeure” shall include events or circumstances that are not within the reasonable control of Party whose performance is suspended and that could not have been avoided by such Party with the good faith exercise of good faith, due diligence and reasonable care.

Executed by Owners and City to effective on the Effective Date.

ATTEST:

CITY OF CELINA

By: _____

Name:

Name:

Title: City Secretary

Title: Mayor

Date: _____

OWNER OF THE RESIDENTIAL PROPERTY:

CADG Sutton Fields, LLC,
a Texas limited liability company

By: CADG Holdings, LLC,
a Texas limited liability company,
Its Sole Member

By: MMM Ventures, LLC,
a Texas limited liability company,
Its Manager

By: 2M Ventures, LLC,
a Delaware limited liability company,
Its Manager

By: _____
Name: Mehrdad Moayed
Its: Manager

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the ____ day of _____, 20____, by Mehrdad Moayed, Manager of 2M Ventures, LLC, as Manager of MMM Ventures, LLC, as Manager of CADG Holdings, LLC, as Sole Member of CADG Sutton Fields, LLC, a Texas limited liability company on behalf of said company.

Notary Public, State of Texas

OWNER OF THE RETAIL PROPERTY

By: _____

Name: _____

Title: _____

Date: _____

STATE OF TEXAS §

§

COUNTY OF DENTON §

 This instrument was acknowledged before me on the ____ day of _____, 2015, by
_____, the _____ of _____ on behalf of such _____.

Notary Public, State of Texas

EXHIBIT A

Residential Property Metes and Bounds

494.29 ACRES

Being a 494.29 acre tract of land located in the F. Wilkerson Survey, Abstract Number 1411, H. Rue Survey, Abstract Number 1111, T. Cox Survey, Abstract Number 309, J. Rue Survey, Abstract Number 1109, and the C. Jackson Survey, Abstract Number 1546, Denton County, Texas, said tract being part of a called 52.775 acre tract of land described in a deed to Frisco Industrial Partners, recorded as Document Number 2008-66233, said tract also being all of the following tracts of land; a called 3.415 acre tract of land described in a deed to Tarsan Corporation, recorded as Document Number 2002-108524 of the Real Property Records of Denton County Texas (RPRDCT), a called 111.925 acre tract of land described in a deed to Mike A. Myers Holdings, L.P., recorded as Document Number 2055-33384 of the said RPRDCT, a called 190.449 acre tract of land described in a deed to Amanda A. Myers Irrevocable Trust, recorded as Document Number 2011-125051 of the said RPRDCT, a called 97.547 acre tract of land described in a deed to Ok Kyun Kim and Youngmoo Kim, Trustees of the Kim Family Living Trust, recoded as Document Number 2005-86220 of the said RPRDCT, a called 18.0152 acre tract of land to Mike A. Myers Investment Holdings, L.P., recoded as Document Number 2005-93340 of the said RPRDCT, and a called 3.415 acre tract of land to Mike A. Myers Investment Holdings, L.P., recorded as Document Number 2007-53939 of the said RPRDCT, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for the northwest corner of said Tarsan Corporation in the east Right-of-Way line of Farm to Market Road 2931 (called 80 foot Right-of-Way), said point is also the southwest corner of a tract of land described in a deed to Denton County 128 Development, L.L.C., recorded as Document Number 2013-135475;

THENCE South 88 Degrees 16 Minutes 38 Seconds East, the basis of all bearings hereto, with the north line of said Tarsan tract, for a distance of 1770.62 feet to a point for the northwest corner of said Mike A. Myers called 111.925 acre tract of land;

THENCE South 88 Degrees 17 Minutes 12 Seconds East, with the north line of said Mike A. Myers tract for a distance of 1660.51 feet to a point for the northeast corner of said Mike A. Myers tract in the west line of a said Amanda A. Myers tract;

THENCE North 01 Degree 59 Minutes 06 Seconds East, with the west line of said Amanda A. Myers tract for a distance of 858.60 to a point for the northwest corner of said Amanda A. Myers Tract;

THENCE South 88 Degrees 21 Minutes 42 Seconds East, with the north line of said Amanda A. Myers tract for a distance of 1759.25 feet to a point for the northeast corner of said Amanda A. Myers tract;

THENCE the following bearings and distances with the easterly line of said Amanda A. Myers tract:

South 01 Degree 44 Minutes 39 Seconds West, for a distance of 2685.00 feet to a point for corner;

North 88 Degrees 38 Minutes 13 Seconds West, for a distance of 527.67 feet to a point for corner;

South 02 Degrees 49 Minutes 30 Seconds West, for a distance of 2985.51 feet to a point for the southwest corner of said Amanda A. Myers tract;

THENCE North 87 Degrees 03 Minutes 51 Seconds West, with the south line of said Amanda A. Myers tract for a distance of 1163.45 feet to a point for the southwest corner of said Amanda A. Myers tract;

THENCE North 01 Degree 25 Minutes 02 Seconds East, with the west line of said Amanda A. Myers tract, and the east line of a called 1.25 acre tract of land described in a deed to Donald K. Estep and wife Sonja K. Estep, recorded as Document Number 2001-99806 of the said RPRDCT, for a distance of 280.54 feet to a point for the northeast corner of said Estep tract;

THENCE North 88 Degrees 36 Minutes 00 Seconds West, with the north line of said Estep tract for a distance of 237.50 feet to a point for the northwest corner of said Estep Tract;

THENCE South 01 Degree 25 Minutes 00 Seconds West, with the west line of said Estep tract and the easterly line of said Kim Family Trust tract for a distance of 733.64 feet to a point for the southwest corner of a called 1.00 acre tract of land described in a deed to David P. Brewer and Carolyn J. Brewer, recorded as Document Number 2012-34990;

THENCE South 88 Degrees 36 Minutes 00 Seconds East, with the south line of said Brewer tract for a distance of 237.50 to a point for the southeast corner located in the west line of a tract of land described in a deed to Jo Lynn Carey Ninemire and Mark Carlton Carey, and in the approximate centerline of Parvin Road (an undedicated road);

THENCE South 01 Degree 25 Minutes 00 Seconds West, with the easterly line of said Kim Family Trust tract, the west line of said Carey tract, and the approximate centerline of said Parvin Road for a distance of 490.70 feet to a point for the southeast corner of said Kim Family Trust tract;

THENCE North 88 Degrees 29 Minutes 00 Seconds West, with the southerly line of said Kim Family trust tract and the approximate centerline of said Parvin Road for a distance of 378.71

feet to a point for the southeast corner of a called 5.00 acre tract of land described in a deed to John M. Cosper and wife Jackie Cosper, recorded in Volume 785, Page 507 of said RPRDCT;

THENCE North 01 Degree 25 Minutes 00 Seconds East, with the east line of said Cosper tract for a distance of 268.61 feet to a point for the northeast corner of said Cosper tract;

THENCE North 88 Degrees 29 Minutes 00 Seconds West, with the north line of said Cosper tract for a distance of 820.00 feet to a point for the northwest corner of said Cosper tract;

THENCE South 01 Degree 25 Minutes 00 Seconds West, with the west line of said Cosper tract for a distance of 268.61 to a point for the southwest corner of said Cosper tract located in the approximate center line of said Parvin Road;

THENCE North 88 Degrees 29 Minutes 00 Seconds West, with the approximate centerline of said Parvin Road and the southerly line of said Kim Family Trust tract for a distance of 462.05 feet to a point for the southwest corner of said Kim Family Trust tract;

THENCE North 01 Degree 24 Minutes 00 Seconds East, with the west line of said Kim Family Trust tract for a distance of 59.95 feet to a point for the southeast corner of said Frisco Industrial tract;

THENCE North 88 Degrees 34 Minutes 07 Seconds West, with the southerly line of said Frisco Industrial tract for a distance of 1104.78 feet to a point for corner;

THENCE North 03 Degrees 39 Minutes 17 Seconds East, over and across said Frisco Industrial tract for a distance of 850.66 feet to a point for corner;

THENCE North 88 Degrees 34 Minutes 13 Seconds West, continuing over and across said Frisco Industrial tract for a distance of 850.64 feet to a point for corner located in the east Right-of-Way Line of said F.M. 2931;

THENCE North 03 Degrees 39 Minutes 17 Seconds East, continuing with the East Right-of-Way line of said F.M. 2931 and the westerly line of said Frisco Industrial tract for a distance of 343.45 feet to a point for the northwest corner of said Frisco Industrial tract;

THENCE South 88 Degrees 30 Minutes 32 Seconds East, with the north line of said Frisco Industrial tract and the south line of a called 44.562 acre tract of land described in a deed to Anna Liz Hong, recorded as Document Number 2014-15601 of said RPRDCT, for a distance of 1908.45 feet to a point for the northeast corner of said Frisco Industrial tract;

THENCE North 01 Degree 24 Minutes 00 Seconds East, with the westerly line of said Kim Family Trust tract for a distance of 1546.15 feet to a point for the northwest corner of said Kim Family Trust tract and the southwest corner of said Mike A. Myers 111.925 acre tract;

THENCE North 01 Degree 42 Minutes 10 Seconds East, with the west line of said Mike A. Myers 111.925 acre tract for a distance of 951.61 feet to a point for the southeast corner of Lot 12 of the Country View Addition, an Addition to Denton County, Texas recorded in Cabinet F, Page 267 of the Plat Records of Denton County Texas (PRDCT);

THENCE North 01 Degree 57 Minutes 30 Seconds East, with the east line of said Country View Addition for a distance of 588.24 to a point for the northeast corner of Lot 11 of said Country View Addition and the southwest corner of said Mike A. Myers called 18.0152 acre tract;

THENCE North 88 Degrees 47 Minutes 12 Seconds West, with the south line of said Mike A. Myers called 18.0152 acre tract and the north line of said Country View Addition, for a distance of 1297.98 feet to a point for the southeast corner of said Mike A. Myers called 3.415 acre tract;

THENCE North 88 Degrees 45 Minutes 37 Seconds West, with the south line of said Mike A. Myers called 3.415 acre tract and the north line of said Country View Addition, for a distance of 522.66 feet to a point for the southwest corner of said Mike A. Myers called 3.415 acre tract located in the east Right-of-Way line of said F.M. 2931, said point also being the northwest corner of said Country View Addition;

THENCE North 03 Degrees 26 Minutes 09 Seconds East, with the west line of said Mike A. Myers called 3.415 acre tract and the east Right-of-Way line of said F.M. 2931, for a distance of 310.74 feet to a point for the northwest corner of said Mike A. Myers called 3.415 acre tract and a easterly corner of said Mike A. Myers called 18.0152 acre;

THENCE North 03 Degrees 14 Minutes 05 Seconds East, continuing with the east Right-of-Way line of said F.M. 2931 and with the westerly line of said Mike A. Myers called 18.0152 acre tract for a distance of 203.72 feet to a point for the northwest corner of said Mike A. Myers called 18.0152 acre tract and the southwest corner of said Tarsan tract;

THENCE North 03 Degrees 38 Minutes 45 Seconds East continuing with the east Right-of-Way line of said F.M. 2931 and with the west line of said Tarsan tract for a distance of 902.03 feet to the **POINT OF BEGINNING** and containing 494.29 acres more or less.

EXHIBIT B

Residential Property Depiction

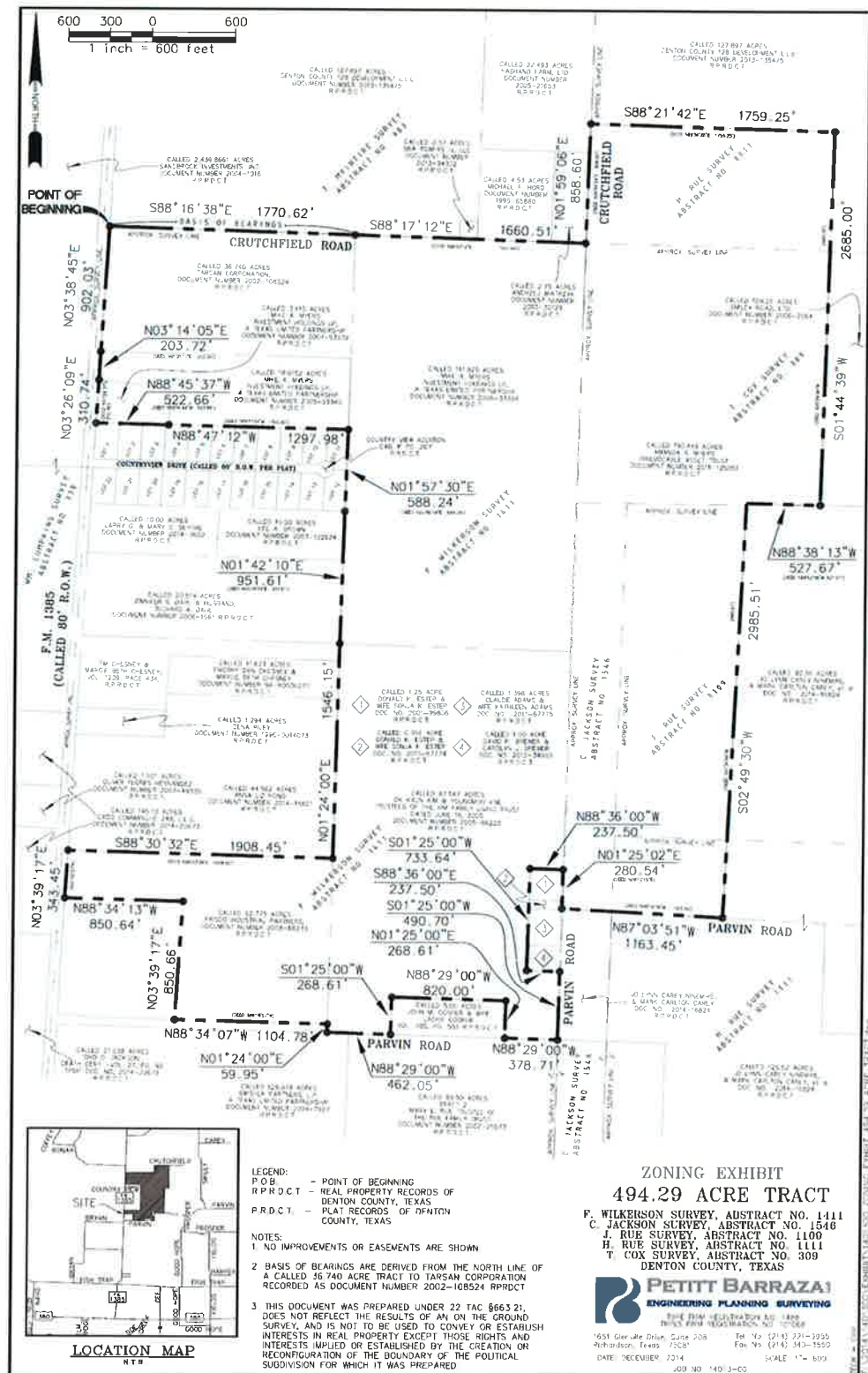


EXHIBIT C
Retail/Office Property Metes and Bounds

16.50 ACRES

Being a 16.50 acre tract of land located in the F. Wilkerson Survey, Abstract Number 1411, Denton County, Texas, said tract being part of a called 52.775 acre tract of land described in a deed to Frisco Industrial Partners, recorded as Document Number 2008-66233 of the Real Property Records of Denton County Texas (RPRDCT), and being more particularly described by metes and bounds as follows;

BEGINNING at a point for the southwest corner of said Frisco Industrial tract located in the east Right-of-Way line of Farm to Market Road 2931 (called 80 foot Right-of-Way);

THENCE North 03 Degrees 39 Minutes 17 Seconds East, with the east Right-of-Way line of said F.M. 2931 and the westerly line of said Frisco Industrial tract for a distance of 127.23 feet to a point for corner;

THENCE North 00 Degrees 09 Minutes 33 Seconds West, continuing with the east Right-of-Way line of said F.M. 2931 and the westerly line of said Frisco Industrial tract for a distance of 150.33 feet to a point for corner;

THENCE North 03 Degrees 39 Minutes 17 Seconds East, continuing with the east Right-of-Way line of said F.M. 2931 and the westerly line of said Frisco Industrial tract for a distance of 563.02 feet to a point for corner;

THENCE South 88 Degrees 34 Minutes 13 Seconds East, over and across said Frisco Industrial tract for a distance of 850.64 feet to a point for corner;

THENCE South 03 Degrees 39 Minutes 17 Seconds West, continuing over and across said Frisco Industrial tract for a distance of 850.64 feet to a point for corner located in the southerly line of said Frisco Industrial Tract;

THENCE North 88 Degrees 34 Minutes 13 Seconds West, with the southerly line of said Frisco Industrial tract for a distance of 563.02 feet to a point for corner;

THENCE North 84 Degrees 45 Minutes 22 Seconds West, continuing with the southerly line of said Frisco Industrial tract for a distance of 150.33 feet to a point for corner;

THENCE North 88 Degrees 34 Minutes 13 Seconds West, continuing with the southerly line of said Frisco Industrial tract for a distance of 127.23 feet to the **POINT OF BEGINNING** and containing 16.50 acres more or less.

EXHIBIT D **Retail Property Depiction**

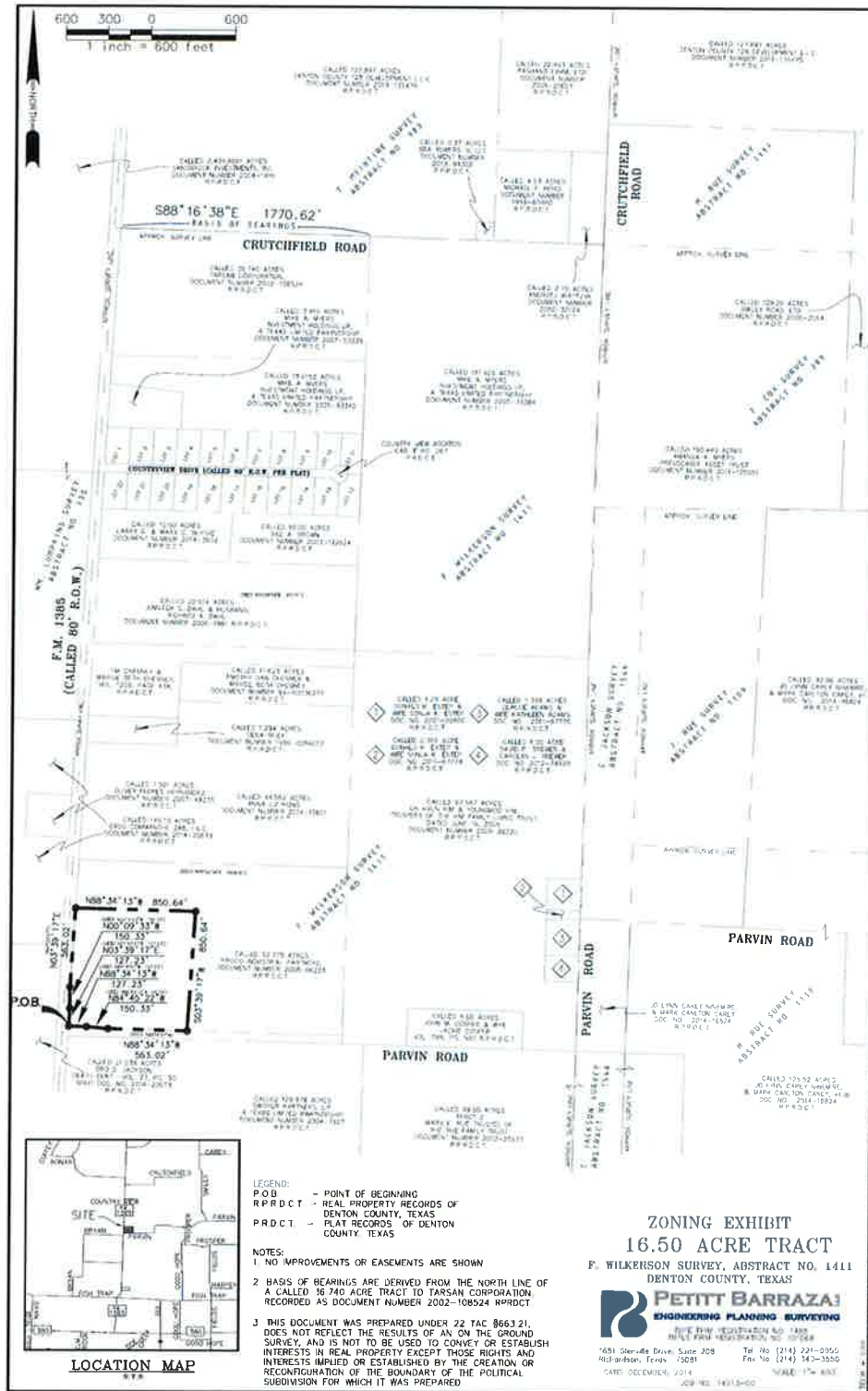


EXHIBIT E Development Plan



EXHIBIT F

Development Standards

For a 494 acre tract of land out of the Freeman Wilkerson Survey, Abstract No. 1411 in the City of Celina, City of Celina ETJ and Denton County, Texas.

1.0 Purpose

The purpose of this PD is to create a community by connecting a group of neighborhoods linked together by enhanced open space areas that encourage and promote outdoor activity among the residents. The Open Space areas shall consist of existing trees, proposed lakes, ornamental trees and shade trees. In addition, this planned development shall have unified and consistent design elements and provide an integrated development that follows the Comprehensive Plan dated April, 2013 and compliments the City of Celina.

2.0 Definitions

Definitions used herein shall be the same as those found in Section 14.01.007 of the Zoning Ordinance and Section 10.03.009 of the Subdivision Ordinance as exists or may be amended for the City of Celina, Texas.

3.0 General Regulations

3.1 All regulations for the District not redefined by this amendment shall conform to the regulations set forth in the City of Celina Zoning Ordinance and the Subdivision Ordinance as they exist or may be amended.

3.2 Any significant changes to the land uses as depicted on the on the Concept Plan (Exhibit C) shall require approval by the City of Celina Planning and Zoning Commission, as well as, the City of Celina City Council through a PD a PD amendment. Following are the changes to the Conceptual Site Plan that are allowed within the PD without an amendment to this PD.

- Street pattern, building location and individual uses as proposed, may be adjusted so long as the general character within each base zoning district in the PD is adhered to and the general location of the land uses remains as shown in Exhibit C.

3.3 A property owners association shall be established and shall be the owner and responsible for the maintenance of all open space areas.

3.4 All single-family detached and attached residences can be front-entry and have garage access from a dedicated public street and shall be subject to setbacks outlined in section 5.0 Area Regulations of this PD.

3.5 The Concept Plan depicts two principal districts, a "SF-R", Single-Family Residential District and "RO", Retail and Office District.

4.0 Use Regulations

4.1 The permitted uses within the planned development are outlined below.

- (A) SF-R Single-Family Residential District: The permitted uses shall be SF-R Single-Family Residential District Uses, referred to herein, and the associated uses defined in sections 14.03.008 of the City of Celina Zoning Ordinance or as amended herein. The following regulations shall also be applicable:

(1) Additional Permitted Uses:

- Agricultural Uses – Agricultural uses whose products are grown primarily for home consumption, such as domestic gardening, berry or bush crops, tree crops, flower gardening, orchards, and aviaries
- Community Facility Uses
 - Public and private parks
 - Recreational and open space including but not limited to playgrounds, parkways, greenbelts, ponds and lakes, botanical gardens, pedestrian paths, bicycle paths, equestrian bridle trails, nature centers, bird and wildlife sanctuaries
 - Amenity centers
- Temporary structure for storage of building materials and equipment used for initial residential construction, when on the same or adjoining lot, for a period not to exceed the duration of the construction. This shall include temporary trailers for construction and sales activity. Building material storage will be allowed adjacent to temporary trailers or in a lot designated for storage
- School, pre-k through 12 (public or private)

(2) Prohibited Uses:

- Manufactured and/or modular homes
- Accessory dwelling

(B) RO Retail and Office District: The permitted uses shall be RO Retail and Office District Uses, referred to herein, and the associated uses defined in sections 14.03.007 of the City of Celina Zoning Ordinance or as amended herein. The following regulations shall also be applicable:

(1) Permitted (P) or conditional (C) uses:

Armed services recruiting center	P
General retail store	P
Artist studio	P
Kiosk (providing a service)	C
Auto laundry or carwash	C
Laundry/dry cleaning (drop off/pick up)	P
Auto supply store for new & rebuilt parts	P
Motorcycle sales and repair	C

Bakery or confectionery (retail)	P
Nursing/convalescent home	P
Bank/credit unions	P
Offices (professional and general business)	P
Child day care (business)	P
Parking lot structure, commercial (auto)	P
Church/place of worship	P
Personal services shop	P
Concrete or asphalt batching plant (temporary)	P
Pet and animal grooming shop without outdoor kennels	P
Convenience store (with or without gas sales)	P
Restaurant (with drive-through service)	P
Farmers market (public)	P
Restaurant (with no drive-through service)	P
Food or grocery store	P
Retirement home/home for the aged	P
Theater or playhouse (indoor)	P
Funeral home without crematorium	P
Veterinarian (indoor kennels)	P
Garden shop (inside storage)	P

(2) Prohibited uses:

Check cashing service
Recycling kiosk
Sexually oriented business
Accessory dwelling

(3) Height regulations:

- a) Main building(s). Maximum forty-five (45) feet.
- b) Accessory buildings. Maximum one story or twenty-five (25) feet for accessory buildings.

(4) Area regulations:

- a) Size of lots.
 - (i) Maximum lot size. Eighteen (18) acres

(ii) Size of yards.

- Minimum front yard: twenty-five (25) feet; all yards adjacent to a street shall be considered front yards.
- Minimum side yard: Eight (8) feet; fifteen (15) feet when adjacent to a residential lot.
- Minimum rear yard: fifteen (15) feet
- Any building that is located adjacent to (and not across any right-of-way from) any existing single-family detached zoning district shall be setback from the applicable perimeter property line a distance equal to the height of the building, but not less than twenty-five (25) feet.

b) Minimum open space requirement. 15% of the total lot area.

c) Maximum impervious surface. 80% of the total lot area, including main buildings, accessory buildings, parking lots, drive lanes, fire lanes, and loading areas.

d) Building size for nonresidential structures. The building footprint area shall not exceed 85,000 square feet in size.

e) Connectivity: A minimum of two (2) vehicular points of connection to adjacent roadways and a minimum of two (2) pedestrian points of connection to adjoining sidewalks, trails or developments shall be provided.

(5) Parking requirements: Refer to article 14.05, division 2. The following regulations shall also be applicable:

a) Parking/Loading Requirements

- A minimum stacking length of eighty (80) feet measured from the street right-of-way to the first intersection aisle or paving stall shall be required for access from FM 1385 and Parvin Road. Deceleration lanes are required for all ingress/egress from FM 1385 and Parvin Road.

(6) Landscaping requirements: Refer to article 14.05, division 3.

(7) Special district requirements:

a) Building facade review. Building facade (elevation) plans shall be submitted for commission review and approval by the city council along with the site plan. Facade plans shall clearly show how the building(s) will look, especially as viewed from the major thoroughfare upon which the property faces or sides, and will portray a reasonably accurate depiction of the anticipated materials and colors to be used

b) Open storage: Open storage and outdoor displays are prohibited.

- c) Temporary facilities: There shall be no permanent use of temporary facilities or buildings.
- d) Other regulations: Refer to article 14.05, development standards and use regulations.

5.0 Area Regulations

5.1 General Area regulations:

- a) The lot widths shall be measured along the arc of the primary structure setback line.
- b) For Cul-de-sacs and eye-brows/elbows the minimum lot width measured at the building line may be reduced by a maximum of five (5) feet; the minimum lot width measured at the right-of-way line shall be thirty-five (35) feet.

5.2 The following amended area regulations shall apply:

Lot Type A:

Minimum Lot Area: The minimum lot area shall be eight thousand fifty (8,050) square feet.

Minimum Lot Width: The minimum lot width shall be seventy (70) feet.

Minimum Lot Depth: The minimum lot depth shall be one hundred-fifteen (115) feet.

Minimum Front Yard: The minimum depth of the front yard shall be twenty (20) feet. Covered Front Porches may extend over the front building setback line up to five feet (5'), but the garage door must remain at or behind the front facade in all instances.

Minimum Rear Yard: The minimum depth of the rear yard shall be fifteen (15) feet for front entry lots and the minimum depth of the rear yard shall be twenty (20) feet for rear entry lots.

Minimum Side Yard: The minimum side yard shall be five (5) feet and the minimum side yard for a corner lot shall be fifteen (15) feet.

Impervious surface: Maximum sixty percent (60%) of the total lot area shall be covered by the main house and accessory structures.

Garage Orientation: May face the street; garage access may also be accomplished utilizing "swing-in" driveways.

Lot Type B:

Minimum Lot Area: The minimum lot area shall be six thousand nine hundred (6,900) square feet.

Minimum Lot Width: The minimum lot width shall be sixty (60) feet.

Minimum Lot Depth: The minimum lot depth shall be one hundred-fifteen (115) feet.

Minimum Front Yard: The minimum depth of the front yard shall be twenty (20) feet. Covered Front Porches may extend over the front building setback line up to five feet (5'), but the garage door must remain at or behind the front facade in all instances.

Minimum Rear Yard: The minimum depth of the rear yard shall be twenty (20) feet.

Minimum Side Yard: The minimum side yard shall be five (5) feet and the minimum side yard for a corner lot shall be fifteen (15) feet.

Impervious surface: Maximum sixty percent (60%) of the total lot area shall be covered by the main house and accessory structures.

Garage Orientation: May face the street.

Lot Type C:

Minimum Lot Area: The minimum lot area shall be five thousand seven hundred fifty (5,750) square feet.

Minimum Lot Width: The minimum lot width shall be fifty (50) feet.

Minimum Lot Depth: The minimum lot depth shall be one hundred-fifteen (115) feet.

Minimum Front Yard: The minimum depth of the front yard shall be twenty (20) feet. Covered Front Porches may extend over the front building setback line up to five feet (5'), but the garage door must remain at or behind the front facade in all instances.

Minimum Rear Yard: The minimum depth of the rear yard shall be twenty (20) feet.

Minimum Side Yard: The minimum side yard shall be five (5) feet and the minimum side yard for a corner lot shall be fifteen (15) feet.

Impervious surface: Maximum sixty percent (60%) of the total lot area shall be covered by the main house and accessory structures.

Garage Orientation: May face the street.

5.3 The maximum number of lots permitted within the District shall not exceed 1,860 lots. The percentage of lots per Lot Type is as follows:

Lot Type A:	20% Minimum
Lot Type B:	30% Minimum
Lot Type C:	50% Maximum

6.0 Parking Regulations

6.1 Residential: The off-street residential parking requirement is two (2) enclosed vehicle spaces for each dwelling unit that shall be located behind the front building line.

7.0 Landscape & Irrigation Regulations

7.1 Residential: The landscape and irrigation requirements for all residential uses shall conform to City of Celina Development Standards and Use Regulations described in Section 14.05.087 of the City of Celina Zoning Ordinance, as exists or may be amended.

7.2 Non-Residential: The landscape and requirements for all non-residential uses shall conform to City of Celina Development Standards and Use Regulations described in Section 14.05.086 of the City of Celina Zoning Ordinance, as exists or may be amended.

7.3.1 Tree species shall comply with the City of Celina Zoning Ordinance Chapter 14.05 Appendix E and the following:

- Tree
 - Caddo Maple
 - Golden Raintree
- Other Shrubs
 - Knockout Rose
 - Purple Pixie Loropetalum
 - Golden Dot Euonymus
 - Red Yucca
 - Smoke Tree
 - Butterfly Bush
 - Coral Drift Rose
 - Pink Skull Cap
- Ground Cover
 - Little Bluestem
 - Weeping Love Grass
 - Mexican Feather

8.0 Open Space Regulations

8.1 General:

a) Open Space may consist of any pervious areas including landscape reserves, publically accessible detention/ drainage facilities and easements, natural open space areas including floodplain, and public or private parks and plazas. Any detention areas counted towards the open space requirement will be landscaped and amenitized on a minimum of three (3) sides. All proposed (wet) lakes shall be equipped with a water fountain or aerator devices. Open space must be maintained through a property ownership association. Open space requirements shall be as listed below:

b) Open Space Requirements

(1) Single Family Open Space Requirements

- a. A minimum of eighteen (18) acres or one (1) acre per 75 dwelling units, whichever is higher, must be provided for all single family developments.

(2) Retail and Office Open Space Requirements

- a. A minimum of fifteen (15) percent of the total lot area must be provided for retail and office developments.

9.0 Screening Regulations

9.1 Non-Residential: The screening requirement for all non-residential uses shall be a six (6) foot solid masonry wall and conform to City of Celina Development Standards and Use Regulations described in Section 14.05.122 of the City of Celina Zoning Ordinance, as exists or may be amended.

9.2 Residential: The screening requirement for all residential uses shall be a six (6) foot solid masonry wall for lots backing or siding to a Major Arterial, Minor Arterial, Major Collector, and Minor Collector and conform to City of Celina Development Standards and Use Regulations described in Section 14.05.123 of the City of Celina Zoning Ordinance, as exists or may be amended.

9.3 Whenever an off-street parking or vehicular use area abuts a public right-of-way, except a public alley, a perimeter landscape area of at least 15 feet in depth shall be maintained between the abutting right-of-way and the off-street parking or vehicular use area. An appropriate landscape screen or barrier shall be installed in this area and the remaining area shall provide for grass, turf, shrubbery, seasonal color, and trees.

10.0 Sub-division Regulations

9.1 Development shall meet the standards as required in the City of Celina

Subdivision Ordinance except as follows:

1. Minor Arterial Thoroughfare – All Minor Arterial Thoroughfares shall be a four (4) lane divided roadway within a ninety (90) foot right-of-way that will be dedicated to the City; The Developer/District will be responsible for the construction of two (2) twelve (12) foot lanes in both directions and the construction of required turn lanes at each of the median openings that are related to the residential development. Intersections at other Arterials shall flare to provide additional ten (10) feet of ROW for right turn lanes.
2. Major Collector: – Major collectors shall be a four (4) lane divided roadway within an eight (80) foot right-of-way that will be dedicated to the City.
3. Minor Collector: – Minor collectors shall be an un-divided roadway within a sixty (60) foot right-of-way that will be dedicated to the City.
4. FM 1385 & Parvin: – It is anticipated that right-of-way dedications along FM 1385 and Parvin Road may be required in the future for a midblock right-of-way width of one-hundred twenty (120) feet. Intersections shall flare to provide additional ten (10) feet of ROW for right turn lanes.

Sanitary Sewer Mains

1. Pipe Embedment – the embedment for sewer mains less than fifteen (15) inch shall generally be class B+, and the embedment for sewer mains fifteen (15) inch and greater shall generally be class H, unless otherwise noted by the engineer of record.



Planning & Development Services
City of Celina, Texas

Memorandum

To: The Honorable Mayor Sean Terry and the Celina City Council
CC: Mike Foreman, City Manager
From: Brooks Wilson, AICP, Senior Planner
Meeting Date: February 10, 2015
Re: Conduct a public hearing and consider testimony on a zoning amendment request on a ±510.80 acre tract of land located in the F. Wilkerson Survey, Abstract No. 1411, H. Rue Survey, Abstract No. 1111, T. Cox Survey, Abstract No. 309, J. Rue Survey, Abstract No. 1109, and the C. Jackson Survey, Abstract No. 1546, Denton County, Texas the property is generally located at the northeast corner of Parvin Road and FM1385. (Sutton Fields, PD #52)

Action Requested:

Conduct a public hearing and consider testimony on a zoning amendment request on a ±510.80 acre tract of land located in the F. Wilkerson Survey, Abstract No. 1411, H. Rue Survey, Abstract No. 1111, T. Cox Survey, Abstract No. 309, J. Rue Survey, Abstract No. 1109, and the C. Jackson Survey, Abstract No. 1546, Denton County, Texas the property is generally located at the northeast corner of Parvin Road and FM1385. (Sutton Fields, PD #52)

Background Information:

The applicant is requesting the establishment of a Planned Development Zoning District which would incorporate approximately 494 acres as single-family, detached housing units and a 16 acre commercial development with an underlying zoning classification of RO. Open space, common areas and a school site will also be provided on the subject property. The applicant is proposing three lot types ranging from lot widths of 50 feet to 70 feet.

Public Notice:

The public hearing notice was published in the Celina Record on Friday, January 2, 2015 and zoning signs were placed on the property on Tuesday, January 6, 2015.

Supporting Documents:

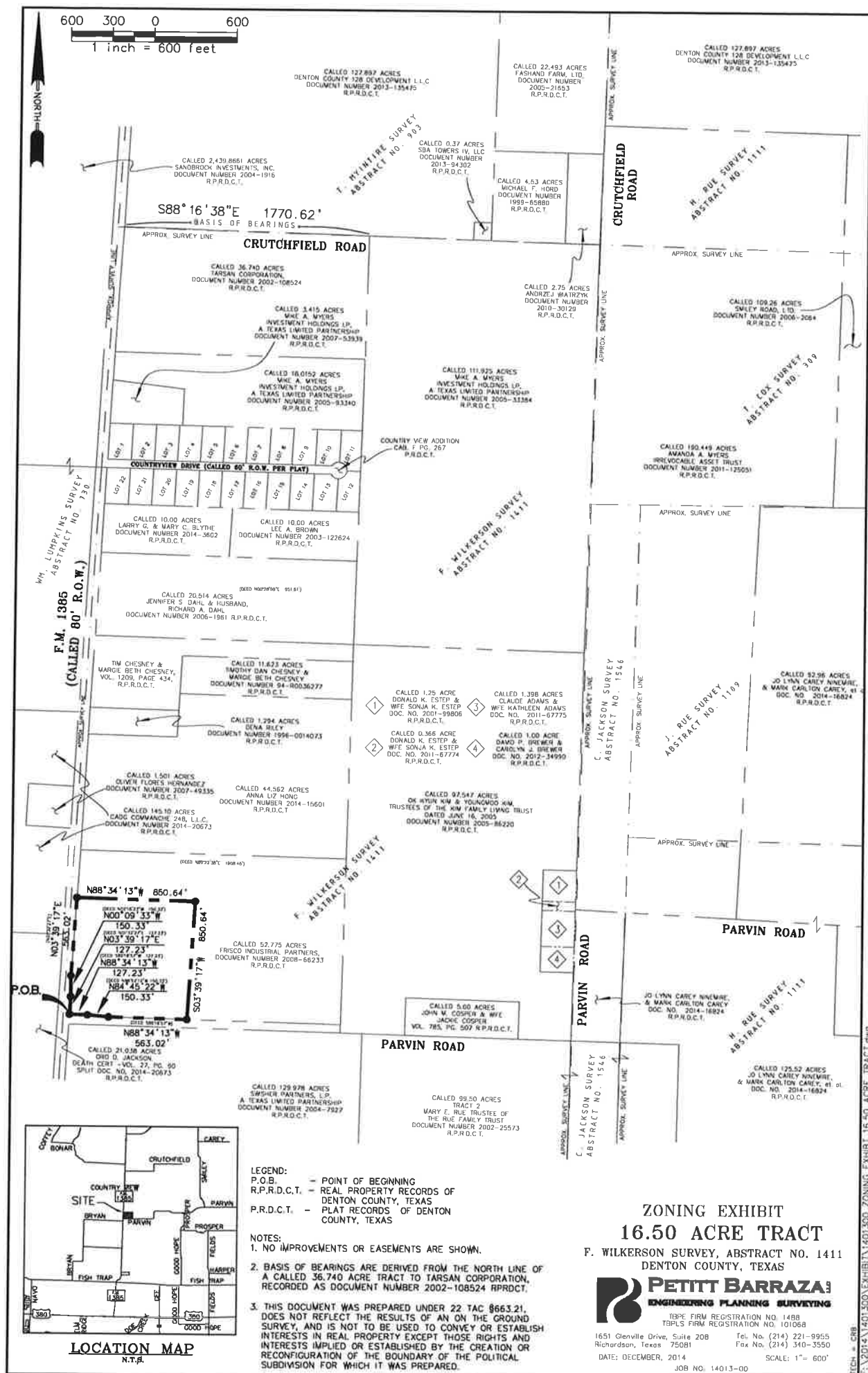
- Zoning Exhibit
- Concept Plan
- Development Regulations

Legal Review:

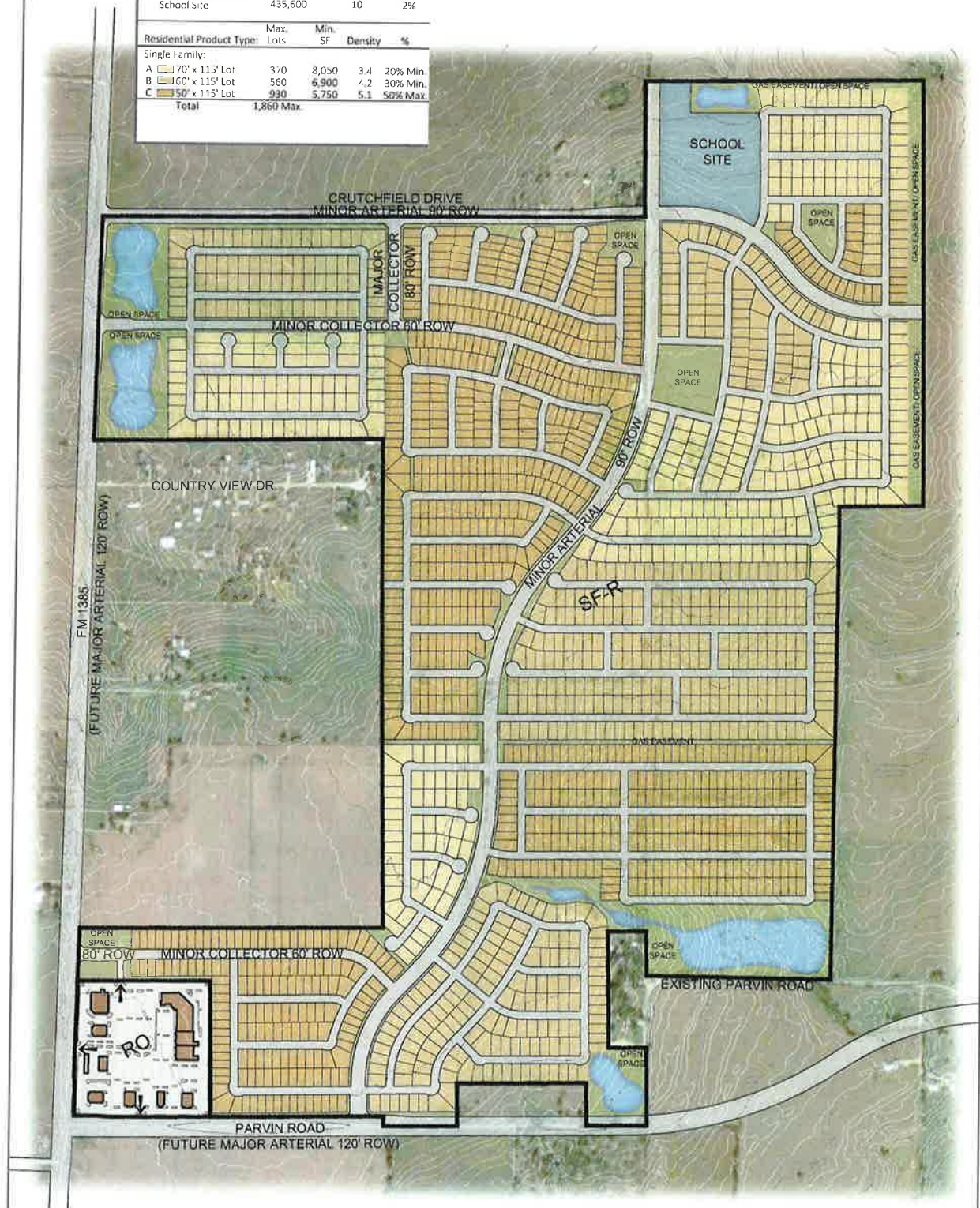
The City Attorney has reviewed the ordinance and found it to be acceptable.

Board/Committee Recommendation:

On January 20, 2015, the Planning and Zoning Commission voted (5-1-1, Barley opposed; Terry recused) to recommend approval of the zoning amendment request as presented in the staff report.



data summary			
Gross Site Area:			510
	SF	Acres	Gross %
'SF-R' Single Family	17,249,760	396	78%
Open Space	2,395,800	55	11%
Right-of-Way	1,437,480	33	6%
'RO' Retail and Office	696,960	16	3%
School Site	435,600	10	2%
Residential Product Type:	Max. Lots	Min. SF	Density %
Single Family:			
A 70' x 115' Lot	370	8,050	3.4 20% Min.
B 60' x 115' Lot	560	6,900	4.2 30% Min.
C 50' x 115' Lot	930	5,750	5.1 50% Max.
Total	1,860 Max.		



NOTE: The acreages shown above are approximate. Minor Collectors with 60' ROW shall have 44' back-to-back pavement. Lots fronting Minor Collectors with 60' ROW shall have a minimum front yard setback of 25'. The geometry for ingress/egress points along FM 1385 shall be coordinated with the Director of Engineering at time of the submittal and review of the General Development Plan and platting.

EXHIBIT C

SUTTON FIELDS SINGLE-FAMILY DEVELOPMENT
FRISCO INDUSTRIAL PARTNERS RETAIL DEVELOPMENT
CELINA, DENTON COUNTY, TEXAS



PETITT BARRAZA
SCALE: 1"=800'
DATE: JANUARY, 2015

EXHIBIT "D"

Planned Development Regulations

For a 494 acre tract of land out of the Freeman Wilkerson Survey, Abstract No. 1411 in the City of Celina , City of Celina ETJ and Denton County, Texas.

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 - Recreational and open space including but not limited to playgrounds, parkways, greenbelts, ponds and lakes, botanical gardens, pedestrian paths, bicycle paths, equestrian bridle trails, nature centers, bird and wildlife sanctuaries
 - Amenity centers
- Temporary structure for storage of building materials and equipment used for initial residential construction, when on the same or adjoining lot, for a period not to exceed the duration of the construction. This shall include temporary trailers for construction and sales activity. Building material storage will be allowed adjacent to temporary trailers or in a lot designated for storage
- School, pre-k through 12 (public or private)

(2) Prohibited Uses:

- Manufactured and/or modular homes
- Accessory dwelling

(B) RO Retail and Office District: The permitted uses shall be RO Retail and Office District Uses, referred to herein, and the associated uses defined in sections 14.03.007 of the City of Celina Zoning Ordinance or as amended herein. The following regulations shall also be applicable:

(1) Permitted (P) or conditional (C) uses:

Armed services recruiting center	P
General retail store	P
Artist studio	P
Kiosk (providing a service)	C
Auto laundry or carwash	C
Laundry/dry cleaning (drop off/pick up)	P
Auto supply store for new & rebuilt parts	P
Motorcycle sales and repair	C
Bakery or confectionery (retail)	P
Nursing/convalescent home	P
Bank/credit unions	P
Offices (professional and general business)	P

Child day care (business)	P
Parking lot structure, commercial (auto)	P
Church/place of worship	P
Personal services shop	P
Concrete or asphalt batching plant (temporary)	P
Pet and animal grooming shop without outdoor kennels	P
Convenience store (with or without gas sales)	P
Restaurant (with drive-through service)	P
Farmers market (public)	P
Restaurant (with no drive-through service)	P
Food or grocery store	P
Retirement home/home for the aged	P
Theater or playhouse (indoor)	P
Funeral home without crematorium	P
Veterinarian (indoor kennels)	P
Garden shop (inside storage)	P

(2) Prohibited uses:

Check cashing service
Recycling kiosk
Sexually oriented business
Accessory dwelling

(3) Height regulations:

- a) Main building(s). Maximum forty-five (45) feet.
- b) Accessory buildings. Maximum one story or twenty-five (25) feet for accessory buildings.

(4) Area regulations:

- a) Size of lots.
 - (i) Maximum lot size. Eighteen (18) acres
 - (ii) Size of yards.
 - Minimum front yard: twenty-five (25) feet; all yards adjacent to a street shall be considered front yards.
 - Minimum side yard: Eight (8) feet; fifteen (15) feet when adjacent to a residential lot.
 - Minimum rear yard: fifteen (15) feet

- Any building that is located adjacent to (and not across any right-of-way from) any existing single-family detached zoning district shall be setback from the applicable perimeter property line a distance equal to the height of the building, but not less than twenty-five (25) feet.
- b) Minimum open space requirement. 15% of the total lot area.
 - c) Maximum impervious surface. 80% of the total lot area, including main buildings, accessory buildings, parking lots, drive lanes, fire lanes, and loading areas.
 - d) Building size for nonresidential structures. The building footprint area shall not exceed 85,000 square feet in size.
 - e) Connectivity: A minimum of two (2) vehicular points of connection to adjacent roadways and a minimum of two (2) pedestrian points of connection to adjoining sidewalks, trails or developments shall be provided.
- (5) Parking requirements: Refer to article 14.05, division 2. The following regulations shall also be applicable:
- a) Parking/Loading Requirements
 - A minimum stacking length of eighty (80) feet measured from the street right-of-way to the first intersection aisle or paving stall shall be required for access from FM 1385 and Parvin Road. Deceleration lanes are required for all ingress/egress from FM 1385 and Parvin Road.
- (6) Landscaping requirements: Refer to article 14.05, division 3.
- (7) Special district requirements:
- a) Building facade review. Building facade (elevation) plans shall be submitted for commission review and approval by the city council along with the site plan. Facade plans shall clearly show how the building(s) will look, especially as viewed from the major thoroughfare upon which the property faces or sides, and will portray a reasonably accurate depiction of the anticipated materials and colors to be used
 - b) Open storage: Open storage and outdoor displays are prohibited.
 - c) Temporary facilities: There shall be no permanent use of temporary facilities or buildings.
 - d) Other regulations: Refer to article 14.05, development standards and use regulations.

5.0 Area Regulations

5.1 General Area regulations:

- a) The lot widths shall be measured along the arc of the primary structure setback line.

- b) For Cul-de-sacs and eye-brows/elbows the minimum lot width measured at the building line may be reduced by a maximum of five (5) feet; the minimum lot width measured at the right-of-way line shall be thirty-five (35) feet.

5.2 The following amended area regulations shall apply:

Lot Type A:

Minimum Lot Area: The minimum lot area shall be eight thousand fifty (8,050) square feet.

Minimum Lot Width: The minimum lot width shall be seventy (70) feet.

Minimum Lot Depth: The minimum lot depth shall be one hundred-fifteen (115) feet.

Minimum Front Yard: The minimum depth of the front yard shall be twenty (20) feet. Covered Front Porches may extend over the front building setback line up to five feet (5'), but the garage door must remain at or behind the front facade in all instances.

Minimum Rear Yard: The minimum depth of the rear yard shall be fifteen (15) feet for front entry lots and the minimum depth of the rear yard shall be twenty (20) feet for rear entry lots.

Minimum Side Yard: The minimum side yard shall be five (5) feet and the minimum side yard for a corner lot shall be fifteen (15) feet.

Impervious surface: Maximum sixty percent (60%) of the total lot area shall be covered by the main house and accessory structures.

Garage Orientation: May face the street; garage access may also be accomplished utilizing "swing-in" driveways.

Lot Type B:

Minimum Lot Area: The minimum lot area shall be six thousand nine hundred (6,900) square feet.

Minimum Lot Width: The minimum lot width shall be sixty (60) feet.

Minimum Lot Depth: The minimum lot depth shall be one hundred-fifteen (115) feet.

Minimum Front Yard: The minimum depth of the front yard shall be twenty (20) feet. Covered Front Porches may extend over the front building setback line up to five feet (5'), but the garage door must remain at or behind the front facade in all instances.

Minimum Rear Yard: The minimum depth of the rear yard shall be twenty (20) feet.

Minimum Side Yard: The minimum side yard shall be five (5) feet and the minimum side yard for a corner lot shall be fifteen (15) feet.

Impervious surface: Maximum sixty percent (60%) of the total lot area shall be covered by the main house and accessory structures.

Garage Orientation: May face the street.

Lot Type C:

Minimum Lot Area: The minimum lot area shall be five thousand seven hundred fifty (5,750) square feet.

Minimum Lot Width: The minimum lot width shall be fifty (50) feet.

Minimum Lot Depth: The minimum lot depth shall be one hundred-fifteen (115) feet.

Minimum Front Yard: The minimum depth of the front yard shall be twenty (20) feet. Covered Front Porches may extend over the front building setback line up to five feet (5'), but the garage door must remain at or behind the front facade in all instances.

Minimum Rear Yard: The minimum depth of the rear yard shall be twenty (20) feet.

Minimum Side Yard: The minimum side yard shall be five (5) feet and the minimum side yard for a corner lot shall be fifteen (15) feet.

Impervious surface: Maximum sixty percent (60%) of the total lot area shall be covered by the main house and accessory structures.

Garage Orientation: May face the street.

5.3 The maximum number of lots permitted within the District shall not exceed 1,860 lots. The percentage of lots per Lot Type is as follows:

Lot Type A: 20% Minimum
Lot Type B: 30% Minimum
Lot Type C: 50% Maximum

6.0 Parking Regulations

6.1 Residential: The off-street residential parking requirement is two (2) enclosed vehicle spaces for each dwelling unit that shall be located behind the front building line.

7.0 Landscape & Irrigation Regulations

7.1 Residential: The landscape and irrigation requirements for all residential uses shall conform to City of Celina Development Standards and Use Regulations described in Section 14.05.087 of the City of Celina Zoning Ordinance, as exists or may be amended.

7.2 Non-Residential: The landscape and requirements for all non-residential uses shall conform to City of Celina Development Standards and Use Regulations described in Section 14.05.086 of the City of Celina Zoning Ordinance, as exists or may be amended.

7.3.1 Tree species shall comply with the City of Celina Zoning Ordinance Chapter 14.05 Appendix E and the following:

- Tree
 - Caddo Maple
 - Golden Raintree
- Other Shrubs
 - Knockout Rose
 - Purple Pixie Loropetalum

- Golden Dot Euonymus
- Red Yucca
- Smoke Tree
- Butterfly Bush
- Coral Drift Rose
- Pink Skull Cap
- Ground Cover
 - Little Bluestem
 - Weeping Love Grass
 - Mexican Feather

8.0 Open Space Regulations

8.1 General:

- a) Open Space may consist of any pervious areas including landscape reserves, publically accessible detention/ drainage facilities and easements, natural open space areas including floodplain, and public or private parks and plazas. Any detention areas counted towards the open space requirement will be landscaped and amenitized on a minimum of three (3) sides. All proposed (wet) lakes shall be equipped with a water fountain or aerator devices. Open space must be maintained through a property ownership association. Open space requirements shall be as listed below:
- b) Open Space Requirements
 - (1) Single Family Open Space Requirements
 - a. A minimum of eighteen (18) acres or one (1) acre per 75 dwelling units, whichever is higher, must be provided for all single family developments.
 - (2) Retail and Office Open Space Requirements
 - a. A minimum of fifteen (15) percent of the total lot area must be provided for retail and office developments.

9.0 Screening Regulations

9.1 Non-Residential: The screening requirement for all non-residential uses shall be a six (6) foot solid masonry wall and conform to City of Celina Development Standards and Use Regulations described in Section 14.05.122 of the City of Celina Zoning Ordinance, as exists or may be amended.

9.2 Residential: The screening requirement for all residential uses shall be a six (6) foot solid masonry wall for lots backing or siding to a Major Arterial, Minor Arterial, Major Collector, and Minor Collector and conform to City of Celina Development Standards and Use Regulations described in Section 14.05.123 of the City of Celina Zoning Ordinance, as exists or may be amended.

9.3 Whenever an off-street parking or vehicular use area abuts a public right-of-way, except a public alley, a perimeter landscape area of at least 15 feet in depth shall be maintained between the abutting right-of-way and the off-street parking or vehicular use area. An appropriate landscape screen or barrier shall be installed in this area and the remaining area shall provide for grass, turf, shrubbery, seasonal color, and trees.

10.0 Sub-division Regulations

9.1 Development shall meet the standards as required in the City of Celina

Subdivision Ordinance except as follows:

1. Minor Arterial Thoroughfare – All Minor Arterial Thoroughfares shall be a four (4) lane divided roadway within a ninety (90) foot right-of-way that will be dedicated to the City; The Developer/District will be responsible for the construction of two (2) twelve (12) foot lanes in both directions and the construction of required turn lanes at each of the median openings that are related to the residential development. Intersections at other Arterials shall flare to provide additional ten (10) feet of ROW for right turn lanes.
2. Major Collector: – Major collectors shall be a four (4) lane divided roadway within an eight (80) foot right-of-way that will be dedicated to the City.
3. Minor Collector: – Minor collectors shall be an un-divided roadway within a sixty (60) foot right-of-way that will be dedicated to the City.
4. FM 1385 & Parvin: – It is anticipated that right-of-way dedications along FM 1385 and Parvin Road may be required in the future for a midblock right-of-way width of one-hundred twenty (120) feet. Intersections shall flare to provide additional ten (10) feet of ROW for right turn lanes.

Sanitary Sewer Mains

1. Pipe Embedment – the embedment for sewer mains less than fifteen (15) inch shall generally be class B+, and the embedment for sewer mains fifteen (15) inch and greater shall generally be class H, unless otherwise noted by the engineer of record.



Planning & Development Services
City of Celina, Texas

Memorandum

To: The Honorable Mayor Sean Terry and the Celina City Council
CC: Mike Foreman, City Manager
From: Ben Rodriguez, Planner
Meeting Date: February 10, 2015
Re: Conduct a public hearing to consider testimony and take action on a zoning amendment request on Planned Development District # 39. The property is ±331.968 acres and is comprised of Lots 14, 15 and 17 of Subdivision 14 of the Collin County School Land Survey, Abstract Number 167, Collin County, State of Texas. The property is generally located west of SH 289 (Preston Road), north of Frontier Parkway (CR 5), south and east of CR 53. (Ownsby Farms)

Action Requested:

Conduct a public hearing to consider testimony and take action on a zoning amendment request on Planned Development District # 39. The property is ±331.968 acres and is comprised of Lots 14, 15 and 17 of Subdivision 14 of the Collin County School Land Survey, Abstract Number 167, County of Collin, State of Texas. The property is generally located west of SH 289 (Preston Road), north of Frontier Parkway (CR 5), south and east of CR 53. (Ownsby Farms)

Background Information:

PD #39 is comprised of approximately 331 acres; it contains a mixture of single family, multi-family, light industrial, C-1 retail, and C-2 general commercial uses. The property is located west of Preston Road and is adjacent to Carter Ranch and TXI.

Proposed Development Standards:

The applicant is requesting to revise the allocation of land uses to increase the acreage of single family development by approximately five acres. This increase in acreage of single family will be offset with decreases in light industrial and retail/commercial areas. The applicant is also requesting revisions to development standards of the residential tract to allow greater flexibility for residential development within Tract 4.

Existing Allocation	
Use	Acreage
Single Family	106.4
Multi Family	34.0
Light Industrial	80.9
C1	46.5
C2	61.9

Proposed Allocation		
Tract	Use	Acreage
4	Single Family	111.9
3	Multi Family	32.8
1	Light Industrial	78.7
5	C1	45.3
2	C2	63.3

Single family (Tract 4) is to be further delineated with two types of permissible single family products having slightly different development standards, as follows:

Tract 4 Single Family Residential Types		
	Lot Type 1	Lot Type 2
Minimum Lot Size	5,000 square feet	6,000 square feet
Minimum Floor Area (excludes garages, breezeways and porches)	1,700 square feet	1,900 square feet
Lot Width	Minimum 50 feet	Minimum 60 feet
Lot Depth	Minimum 110 feet	Minimum 110 feet

The homeowners association or property owners association will be established as each residential or nonresidential parcel of land is developed and is responsible for maintaining all common areas. The applicant is proposing 19 acres of open space with 15 acres of this open space to be located within the floodplain; any floodplain areas counted toward the open space requirements shall be landscaped and amenitized with benches and sidewalks on a minimum of three sides. A six foot tall solid masonry screening shall be constructed adjacent to Preston Road and along all lots backing or siding to collector streets and/or Cypress Creek Way. In addition, minimum 10 foot (with an average of 15 foot) landscape buffers shall be maintained for all lots that back or side on collectors and/or Cypress Creek Way. The landscape buffer along Preston Road shall be 40 feet. The rights-of-way for the roadway west of the proposed traffic circle shall be 60 feet and will stub out to coordinate with Light Farms.

Public Notice:

The public hearing notice was published in the Celina Record on Friday, January 2, 2015 and zoning signs were placed on the property on Tuesday, January 6, 2015. Notices of the public hearing have been sent to all owners of property, as indicated by the most recently approved city tax roll, who are located within the area of application and within 200 feet of any property affected. As of January 15, 2015 staff has received no letters either in support or in opposition to the proposed amendment.

Supporting Documents:

- Proposed Ordinance, including the following exhibits:
 - EXHIBIT A – Metes and Bounds
 - EXHIBIT B – Zoning Exhibit
 - EXHIBIT C – Concept Plan
 - EXHIBIT D – Development Regulations

Legal Review:

The City Attorney has reviewed the ordinance and found it to be acceptable.

Board/Committee Recommendation:

On January 20, 2015, the Planning and Zoning Commission voted (6-0-1, Terry recused) to recommend approval of the zoning amendment request, as presented in the staff report.

Staff Recommendation:

Staff recommends approval of the item.

Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682 or by email at brodriguez@celina-tx.gov.

CITY OF CELINA, TEXAS

**ORDINANCE 2015-_____
OWNSBY FARMS PD No. 39**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING ORDINANCE NO. 2006-57, AS HERETOFORE AMENDED, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY DESIGNATING THE ZONING OF LAND THAT IS APPROXIMATELY 331.968 ACRES AND IS COMPRISED OF LOTS 14, 15 AND 17 OF SUBDIVISION 14 OF THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 167, COLLIN COUNTY, TEXAS; AS DESCRIBED IN EXHIBIT "A" AND DEPICTED IN EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN TO BE ZONED "PD" PLANNED DEVELOPMENT DISTRICT #39; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FINDINGS; PROVIDING FOR AMENDMENT OF ZONING CLASSIFICATION; PROVIDING FOR ZONING DESIGNATION AND DEVELOPMENT STANDARDS; PROVIDING FOR REVISION OF ZONING MAP; PROVIDING FOR COMPLIANCE; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00 AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES AND INCLUDING PROVISIONS FOR THE AUTHORIZATION TO SEEK INJUNCTIVE RELIEF TO ENJOIN VIOLATIONS WHICH CONSTITUTE AN IMMINENT HAZARD OR DANGER TO PUBLIC HEALTH AND SAFETY; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is a home rule municipality located in Collin, and Denton County, Texas created in accordance with the provisions of the Texas Local Government Code, The Texas Constitution and operating pursuant to the enabling legislation of the state of Texas; and

WHEREAS, the City Council of the City of Celina, Texas is empowered under Local Government Code 54.001 to do all acts and make all regulations which may be necessary or expedient for the promotion of the public health, safety and general welfare; and

WHEREAS, Title 7 Chapter 211.003 of the Texas Local Government Code, empowers a municipality to, among other things, establish and amend zoning districts, classifications of land use, adopt a comprehensive plan to regulate the use of land and open spaces, adopt and amend zoning regulations, regulate population density, and regulate the use and location of buildings; and

WHEREAS, the establishment of a zoning classification has been requested for the property more specifically described in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, the tract comprising the property has been depicted in detail in Exhibit "B" attached hereto; and incorporated herein; and

WHEREAS, the development regulations and concept plan set forth in Exhibit "C" and Exhibit "D" attached hereto and incorporated herein define the base zoning districts and provide for certain modifications to such district regulations.

WHEREAS, the City Council has considered, among other things, the character of the property and its suitability for particular uses, with a view of encouraging the most appropriate use of land in the City, and is in the interest of public health, safety, and welfare, and does hereby find that the requested zoning accomplishes such objectives and is consistent with the provisions of the 2030 Comprehensive Plan of the City of Celina; and

WHEREAS, the Planning and Zoning Commission of the City of Celina and the City Council of the City of Celina, in compliance with the laws of the State of Texas and the ordinances of the City of Celina, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof; and

WHEREAS, the City Council, in the exercise of its legislative discretion has concluded that the zoning classification on the tract of land described herein should be changed and the zoning map so amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS

SECTION 1
INCORPORATION OF PREMISES

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2
FINDINGS

After due deliberations the City Council has concluded that the adoption of this Ordinance is in the best interest of the City of Celina, Texas and of the public health, safety and welfare.

SECTION 3
AMENDMENT OF ZONING CLASSIFICATION

That the zoning classification is hereby established as “PD” Planned Development District, #23 on a certain tract of land described in in Exhibit “A” and depicted in Exhibit “B”.

SECTION 4
ZONING DESIGNATION AND DEVELOPMENT STANDARDS

4.01 That Ordinance No. 2006-57 of the City of Celina, Texas, as heretofore amended, the same being the City’s Comprehensive Zoning Ordinance, is hereby amended by designating the zoning on the land, depicted in Exhibit “A” attached hereto and incorporated herein, as “PD” Planned Development District #23.

4.02 This ordinance only regulates the uses allowed for the property identified above. All development and construction shall occur in accordance with the requirements of this ordinance; the development standards set forth in Exhibit “D”; the concept plan set forth in Exhibit “C” and all other applicable ordinances, rules, and regulations of the City.

SECTION 5
REVISION OF ZONING MAP

That the City Manager for the City of Celina is hereby directed to mark and indicate on the official Zoning District Map of the City the zoning change herein made.

SECTION 6
COMPLIANCE REQUIRED

That the property depicted on Exhibit "A" hereto shall be used only in the manner and for the purposes provided for in this ordinance and the Comprehensive Zoning Ordinance, of the City of Celina as amended.

SECTION 7
PENALTY

7.01 Any person, firm or corporation violating any of the provisions or terms of this ordinance or of the Code of Ordinances as amended hereby, shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Celina, and upon conviction shall be punished by a fine not to exceed Two Thousand Dollars (\$2,000.00) for each offense.

7.02 If the governing body of the City of Celina determines that a violation of this Ordinance has occurred, the City of Celina may bring suit in district court to enjoin the person, firm, partnership, corporation, or association from engaging in the prohibited activity.

SECTION 8
CUMULATIVE REPEALER CLAUSE

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 9
SAVINGS CLAUSE

All rights and remedies of the City of Celina, Texas are expressly saved as to any and all violations of the provisions of any other ordinance affecting zoning regulation which have secured at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

SECTION 10
SEVERABILITY

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in whole or in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decisions or enactment.

SECTION 11
PUBLICATION CLAUSE

The City Secretary of the City of Celina is hereby directed to publish in the Official Newspaper of the City of Celina the Caption, Penalty and Effective Date Clause of this Ordinance as required by Section 52.011 of the Local Government Code.

SECTION 12
ENGROSSMENT AND ENROLLMENT

The City Secretary is hereby directed to engross and enroll this Ordinance by copying the exact Caption and Effective Date clause in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

SECTION 13
EFFECTIVE DATE

This Ordinance shall become effective from and after its date of passage and publication as required by law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas this _____ day of _____, 2015.

Sean Terry, Mayor
City of Celina, Texas

ATTEST:

Vicki Faulkner, City Secretary
City of Celina, Texas

[SEAL]

APPROVED AS TO FORM:

City Attorney
City of Celina, Texas

Exhibit "A"
Description of 78.69 Acres
Tract 1

BEING that certain tract of land situated in the Collin County School Land Survey, Abstract Number 167, Collin County, Texas and being all of Tracts 1 thru 4 of that tract of land described by deed to Ownsby 1880 Farms, Ltd., recorded in Volume 4332, Page 1047 of the Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows;

COMMENCING at the southwest corner of said Tract 3;

THENCE N 01°04'01"W, 3535.52 feet to the **POINT OF BEGINNING**;

THENCE N 01°04'01"W, 522.67 feet;

THENCE S 88°28'57"W, 687.63 feet;

THENCE N 10°43'05"E, 1022.07 feet;

THENCE N 88°19'13"E, 477.31 feet;

THENCE N 00°42'50"W, 256.30 feet;

THENCE N 88°52'48"E, 1316.65 feet;

THENCE N 88°48'00"E, 273.76 feet;

THENCE S 01°11'55"E, 1793.96 feet;

THENCE S 89°23'49"W, 1594.59 feet to the **Point of Beginning** and containing 3,427,907 square feet or 78.69 acres of land more or less.

"This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

Exhibit "A"
Description of 63.31 Acres
Tract 2

BEING that certain tract of land situated in the Collin County School Land Survey, Abstract Number 167, Collin County, Texas and being all of Tracts 1 thru 4 of that tract of land described by deed to Ownsby 1880 Farms, Ltd., recorded in Volume 4332, Page 1047 of the Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows;

COMMENCING at the southwest corner of said Tract 3;

THENCE N 01°04'01"W, 2639.99 feet;

THENCE N 89°23'49"E, 1596.64 feet to the **POINT OF BEGINNING**;

THENCE N 01°11'55"W, 2689.51 feet;

THENCE N 88°48'00"E, 1033.63 feet to the west right-of-way of State Highway 289 (a variable width right-of-way);

THENCE with the west right-of-way of said State Highway 289 the following courses and distances;

S 00°50'21"E, 551.21 feet;

S 02°00'51"W, 400.60 feet;

S 01°08'09"E, 164.39 feet;

S 00°37'09"E, 136.79 feet;

S 07°29'09"E, 201.08 feet;

S 00°58'37"E, 1247.97 feet;

THENCE S 89°23'49"W, 1023.40 feet, departing said west right-of-way, to the **Point of Beginning** and containing 2,757,653 square feet or 63.31 acres of land more or less.

"This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

Exhibit "A"
Description of 32.80 Acres
Tract 3

BEING that certain tract of land situated in the Collin County School Land Survey, Abstract Number 167, Collin County, Texas and being all of Tracts 1 thru 4 of that tract of land described by deed to Ownsby 1880 Farms, Ltd., recorded in Volume 4332, Page 1047 of the Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows;

COMMENCING at the southwest corner of said Tract 3;

THENCE N 01°04'01"W, 2639.99 feet to the **POINT OF BEGINNING**;

THENCE N 01°04'01"W, 895.53 feet;

THENCE N 89°23'49"E, 1594.59 feet;

THENCE S 01°11'55"E, 895.55 feet;

THENCE S 89°23'49"W, 1596.64 feet to the **Point of Beginning** and containing 1,248,880 square feet or 32.80 acres of land more or less.

"This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

EXHIBIT "A"
Description of 111.88 Acres
Tract 4

BEING that certain tract of land situated in the Collin County School Land Survey, Abstract Number 167, Collin County, Texas and being all of Tracts 1 thru 4 of that tract of land described by deed to Ownsby 1880 Farms, Ltd., recorded in Volume 4332, Page 1047 of the Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows;

BEGINNING at the southwest corner of said Tract 3;

THENCE N 01°04'01"W, 2639.99 feet;

THENCE N 89°23'49"E, 1575.64 feet;

THENCE S 01°11'55"E, 1574.73 feet;

THENCE S 47°53'08"E, 632.04 feet;

THENCE S 89°22'37"E, 330.70 feet;

THENCE S 64°54'44"E, 260.57 feet to the west right-of-way of State Highway 289 (a variable width right-of-way);

THENCE S 01°18'59"E, 127.10 feet, with said west right-of-way;

THENCE S 00°09'24"E, 366.47 feet, continuing with said west right-of-way;

THENCE S 88°48'06"W, 1264.59 feet, departing said west right-of-way;

THENCE S 88°58'39"W, 1334.68 feet to the **Point of Beginning** and containing 4,873,527 square feet or 111.88 acres of land more or less.

"This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

Exhibit "A"
Description of 45.28 Acres
Tract 5

BEING that certain tract of land situated in the Collin County School Land Survey, Abstract Number 167, Collin County, Texas and being all of Tracts 1 thru 4 of that tract of land described by deed to Ownsby 1880 Farms, Ltd., recorded in Volume 4332, Page 1047 of the Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows;

COMMENCING at the southwest corner of said Tract 3;

THENCE N 01°04'01"W, 2639.99 feet;

THENCE N 89°23'49"E, 1575.64 feet to the **POINT OF BEGINNING**;

THENCE N 89°23'49"E, 1044.40 feet to the west right-of-way of State Highway 289 (a variable width right-of-way);

THENCE with the west right-of-way of said State Highway 289 the following courses and distances;

S 00°58'37"E, 250.98 feet;

S 04°08'28"W, 408.08 feet;

S 04°03'32"E, 493.79 feet;

S 00°12'32"E, 300.04 feet;

S 01°07'45"E, 672.89 feet;

THENCE N 64°54'44"W, 260.57 feet, departing said west right-of-way;

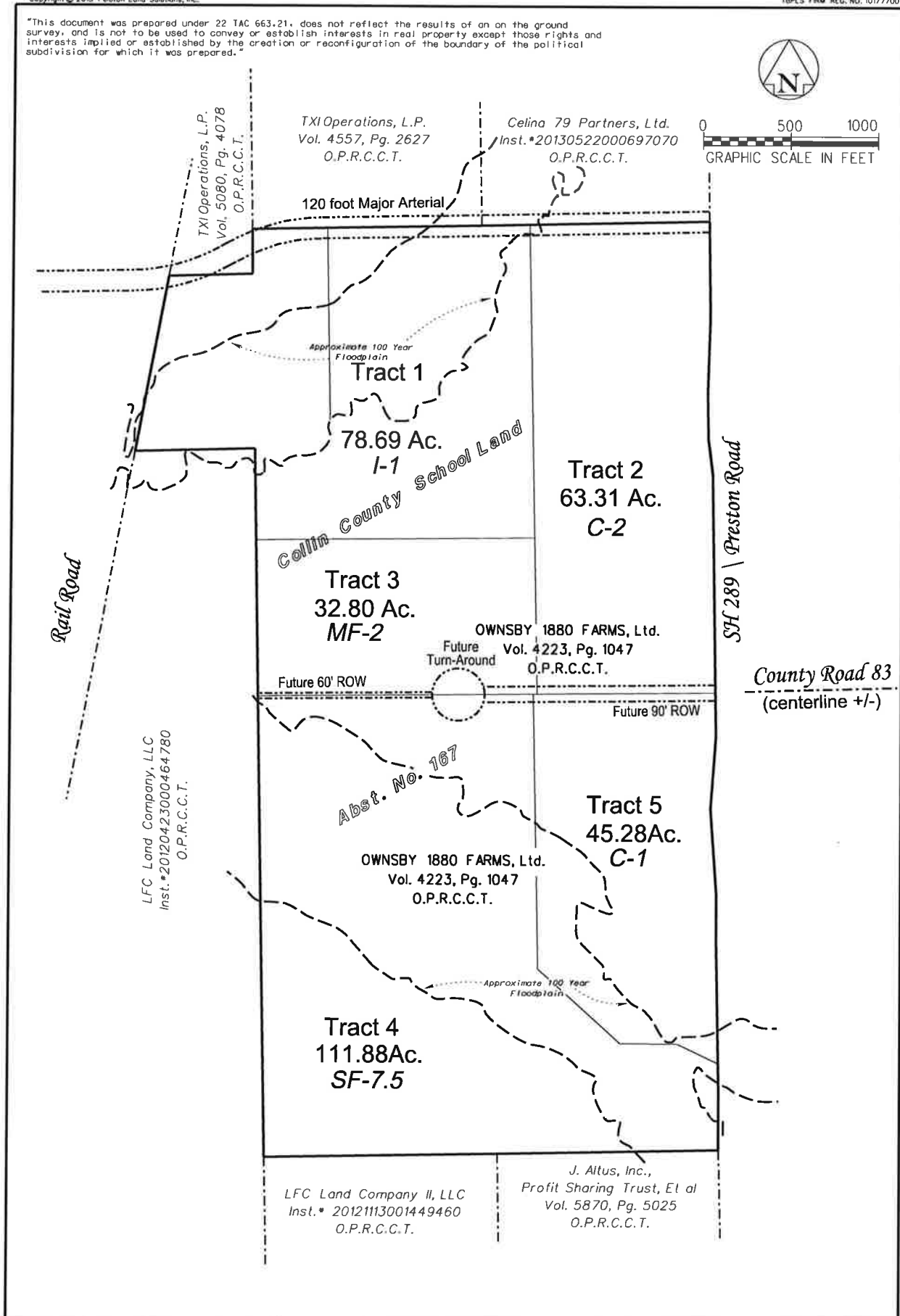
THENCE N 89°22'37"W, 330.70 feet;

THENCE N 47°53'08"W, 632.04 feet;

THENCE N 01°11'55"W, 1574.73 feet to the **Point of Beginning** and containing 1,972,402 square feet or 45.28 acres of land more or less.

"This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

"This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."



PELTON
LAND SOLUTIONS

5751 KROGER DR., STE. 185 | KELLER, TX 76244 | 817-562-3350

Zoning Exhibit "B"

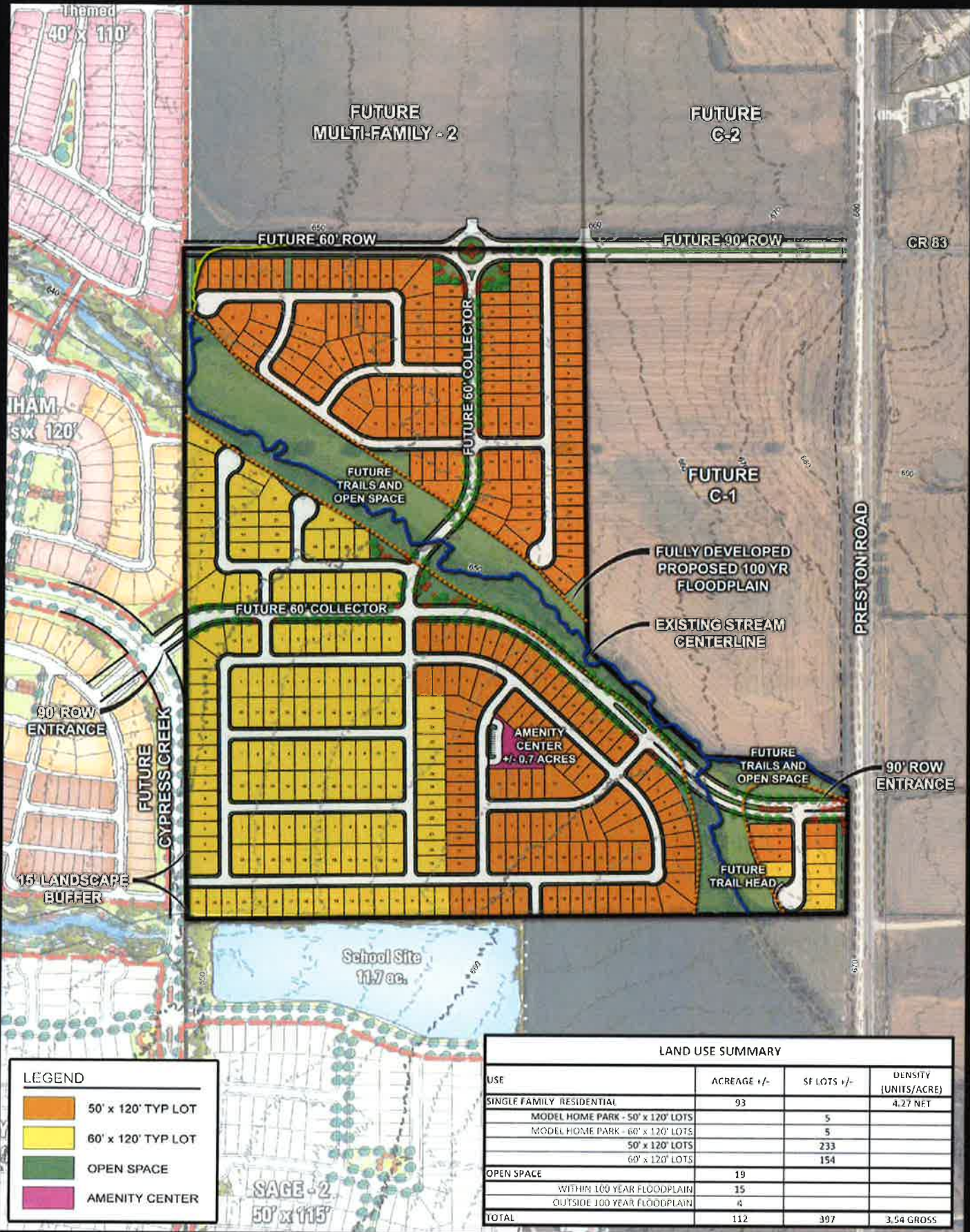
An Exhibit of

331.96 Acres

of land situated in the Collin County School Land Survey, Abstract Number 167, Collin County, Texas

JOB #:	CEN14007
DRAWN BY:	
CHECKED BY:	lab
DATE:	NOV. 13, 2014
REVISIONS:	12-03-14 Rev to 5 Tracts

PAGE #:



LEGEND

	50' x 120' TYP LOT
	60' x 120' TYP LOT
	OPEN SPACE
	AMENITY CENTER

LAND USE SUMMARY			
USE	ACREAGE +/-	SF LOTS +/-	DENSITY (UNITS/ACRE)
SINGLE FAMILY RESIDENTIAL	93		4.27 NET
MODEL HOME PARK - 50' x 120' LOTS		5	
MODEL HOME PARK - 60' x 120' LOTS		5	
50' x 120' LOTS		233	
60' x 120' LOTS		154	
OPEN SPACE	19		
WITHIN 100 YEAR FLOODPLAIN	15		
OUTSIDE 100 YEAR FLOODPLAIN	4		
TOTAL	112	397	3.54 GROSS

EXHIBIT “D”

Zoning Amendment for:
OWNSBY FARMS



PLANNED DEVELOPMENT (PD #39)
In
Celina, Texas

February 10, 2015

Prepared By:



10875 John W. Elliot Dr., Suite 400 • Frisco, Texas 75033

PLANNED DEVELOPMENT – OWNSBY FARMS

DEVELOPMENT REGULATIONS

Tract 1

Designated for a base zone of I-1, those permitted uses and conditional uses, as well as the regulations thereof, set forth in Section 3.24 of Ordinance No. 2006-57, as the same may be amended, are adopted herein.

Tract 2

Designated for a base zone of C-2, those permitted uses and conditional uses, as well as the regulations thereof, set forth in Section 3.18 of Ordinance No. 2006-57, as the same may be amended, are adopted herein.

Tract 3

Designated for a base zone of MF-2, those permitted uses and conditional uses, as well as the regulations thereof, set forth in Section 3.13 of Ordinance No. 2006-57, as the same may be amended, are adopted herein.

Tract 5

Designated for a base zone of C-1, those permitted uses and conditional uses, as well as the regulations thereof, set forth in Section 3.17 of Ordinance No. 2006-57, as the same may be amended, are adopted herein.

Tract 4

Single Family Residential District - 7.5, the intent is to allow a mixture of medium size single family lots and patio homes, provided that the overall density within such SF area shall not exceed four and a half (4.5) units to the gross acre or 504 lots. For medium size single family lots, the permitted and conditional uses, as well as the regulations, under Section 14.03.014 of the City of Celina’s zoning ordinance shall apply, except as set forth herein, and further defined as Lot Types 1 and 2 below. For patio home developments within this area, the permitted and conditional uses, as well as the regulations of Section 14.03.016 of the City of Celina’s zoning ordinance.

SINGLE-FAMILY

PERMISSIBLE USES

The following uses shall be allowed:

1. Agricultural Uses – Agricultural uses whose products are grown primarily for home consumption, such as domestic gardening, berry or bush crops, tree crops, flower gardening, orchards, and aviaries.
2. Residential Uses: Single-family detached dwellings
3. Community Facility Uses
 - A. Public and private parks;
 - B. Recreational and open space including but not limited to playgrounds, parkways, greenbelts, ponds and lakes, botanical gardens, pedestrian paths, bicycle paths, equestrian bridle trails, nature centers, bird and wildlife sanctuaries;
 - C. Amenity centers.
4. Temporary structure for storage of building materials and equipment used for initial residential construction, when on the same or adjoining lot, for a period not to exceed the duration of the

construction. This shall include temporary trailers for construction and sales activity. Building material storage will be allowed adjacent to temporary trailers or in a lot designated for storage.

5. Manufactured and/or modular homes are prohibited in this PD district.

RESIDENTIAL DESIGN GUIDELINES

I. Lot Type Regulations

The PD District will include a variety of lot types in order to achieve the goals established for the district. The lot types and requirements for each shall be as follows:

A. Lot Type 1:

1. Purpose: This lot type is designed to allow single family detached dwellings on lots of not less than five thousand five hundred (5,500) square feet, together with the allowed incidental and accessory uses.

2. Height Regulations: No building shall exceed forty feet (40') or two and one-half (2-1/2) stories in height to the highest point of its roof.

3. Area Regulations: The following minimum standards shall be required as measured from property lines:

Lot Size:	Five thousand five hundred (5,500) square feet.
Lot Coverage:	The maximum Lot Coverage shall not exceed sixty percent (60%).
Minimum Floor Area:	The minimum square footage of a dwelling unit, exclusive of garages, breezeways and porches, shall be seventeen hundred (1,700) square feet.
Front Yard:	Twenty feet (20') setback line in all instances. Covered Front Porches may extend over the front building setback line up to five feet (5'), but the garage door must remain at or behind the MAIN STRUCTURE. Key lots shall have two (2) front yards.
Rear Yard:	Ten feet (10') minimum.
Side Yard:	Five feet (5') minimum.
Lot Width:	Fifteen feet (15') minimum when adjacent to street. Fifty feet typical (50') at building line; forty feet (40') minimum (@ right-of-way) on cul-de-sac lots.
Lot Depth:	One hundred ten feet (110') minimum. Eighty-five feet (85') minimum on cul-de-sac lots.
Garage Orientation:	May face the street, but shall be at or behind the main structure.

B. Lot Type 2:

1. Purpose: This lot type is designed to allow single family detached dwellings on lots of not less than six thousand six hundred (6,600) square feet, together with the allowed incidental and accessory uses.

2. Height Regulations: No building shall exceed forty feet (40') or two and one-half (2-1/2) stories in height to the highest point of its roof.

3. Area Regulations: The following minimum standards shall be required as measured from property lines:

Lot Size:	Six thousand six hundred (6,600) square feet.
Lot Coverage:	The maximum Lot Coverage shall not exceed sixty percent (60%).
Minimum Floor Area:	The minimum square footage of a dwelling unit, exclusive of garages, breezeways and porches, shall be nineteen hundred (1,900) square feet.
Front Yard:	Twenty feet (20') setback line in all instances. Covered Front Porches may extend over the front building setback line up to five feet (5'), but the garage door must remain at or behind the main structure. Key lots have two (2) front yards.
Rear Yard:	Ten feet (10') minimum.
Side Yard:	Five feet (5') minimum. Fifteen feet (15') minimum when adjacent to street.
Lot Width:	Sixty feet typical (60') at building line; fifty feet (50') minimum (@ right-of-way) on cul-de-sac lots.
Lot Depth:	One hundred ten feet (110') minimum. Eighty-five feet (85') minimum on cul-de-sac lots.
Garage Orientation:	May face the street, but shall be at or behind the main structure.

CONDITIONAL USES

Uses allowed as conditional uses in the SF-7.5 District (Section 14.03.014) and the Patio Home Residential District (Section 14.03.016) as outlined in the City of Celina Zoning Ordinance No 2006-57, as amended.

DISTRICT REGULATIONS

It is the intent of this Ordinance that all uses permitted by the Planned Development conform to the applicable City of Celina development guidelines.

OTHER DEVELOPMENT REGULATIONS

HOMEOWNERS/PROPERTY OWNERS ASSOCIATION

Homeowner Association(s) will be established as each residential or nonresidential parcel of land is developed. The PD shall contain one or multiple Homeowner/Property Owner Association(s).

OPEN SPACE

The single family tract of the PD (Tract 4) will dedicate open space in accordance with current PD zoning (Sec. 14.03.031). One acre of open space shall be dedicated for every 75 dwelling units. A minimum of 2.0 acres shall be non-floodplain open space. Open space may consist of any pervious areas including publicly accessible detention/drainage facilities (wet ponds included), natural open space areas including floodplain, and public or private parks. Any detention/drainage areas counted toward the open space requirement shall be landscaped and amenitized with benches and sidewalks on a minimum of three (3) sides. The Open Space shall be maintained by the Homeowner Association(s).

TRACTS 1, 2, 3 & 5

Tracts 1, 2, 3 & 5 shall be required to submit a concept plan as a PD Amendment prior to submission of any site plan, plat, general development plan, building permit, or early grading permit. The PD Amendment shall be processed as outlined in section 14.03.031 of the Celina Code of Ordinances.

SCREENING & LANDSCAPE BUFFERS – Tract 4

Screening (6 foot solid masonry wall) shall be required for residential lots adjacent to Preston Road, residential lots backing or siding to collectors (60' ROW or larger), and residential lots backing or siding to future Cypress Creek Way. Landscape buffers shall be required for all lots adjacent to a collector or future Cypress Creek Way. The landscape buffers shall be a minimum 10' in width with an average of 15 feet.

LIST OF EXHIBITS

- Exhibit A – Legal Descriptions
- Exhibit B – Zoning Exhibit
- Exhibit C – Concept Plan
- Exhibit D – Development Regulations



Memorandum

To: **The Honorable Mayor Sean Terry and the Celina City Council**
CC: Mike Foreman, City Manager
From: Helen-Eve Liebman, AICP
Director of Planning & Development Services
Meeting Date: February 10, 2015
Re: Consider and act upon a resolution of the City of Celina, Texas regarding a proposed application for support for a low income tax credit program project, generally located south of E. Ash St., east of Bus. 289/S. Oklahoma Dr., and west of SH 289/Preston Road.

Action Requested:

Consider and act upon a resolution of the City of Celina, Texas regarding a proposed application for support for a low income tax credit program project, generally located south of E. Ash St., east of Bus. 289/S. Oklahoma Dr., and west of SH 289/Preston Road.

Background Information:

The applicant is requesting a resolution for an in-kind donation as a development commitment of \$950 per unit for low income tax credit housing.

At the City Council Meeting on December 9, 2014 the City Council tabled the Item until January 13, 2015.

At the City Council Meeting on January 13, 2015 the applicant requested that the City Council table the Item until February 10, 2015.

Public Notice:

N/A

Supporting Documents:

- Proposed resolution

Legal Review:

The City Attorney has provided a preliminary review of the resolution.

Board/Committee Recommendation:

The Celina City Council Development Committee received a presentation report from the applicant at their December 3, 2014 meeting.

At the City Council Meeting on December 9, 2014 the City Council tabled the Item until the City Council meeting on January 13, 2015.

At the City Council Meeting on January 13, 2015 the applicant requested that the item be tabled until the City Council Meeting on February 10, 2015.

Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682 ext. 1021 or by email at hliebman@celina-tx.gov.

**CITY OF CELINA
RESOLUTION NO. 2015-__**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS HEREBY AFFIRMING SUPPORT FOR PROVISION AT CELINA CROSSING; AND COMMITTING TO CERTAIN IN KIND FUNDS FOR THE ABOVE NAMED PROJECT; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

WHEREAS, Gardner Capital Development Texas, LLC (“Gardner Capital”) has proposed a development for affordable rental housing at the SWC corner of Preston Road and Ash Street named Provision at Celina Crossing in the City of Celina; and

WHEREAS, there is a need for affordable housing for the City of Celina’s citizens of modest means; and

WHEREAS, Gardner Capital and/or the Partnership (to be formed with affiliates of Gardner Capital) (the “Applicant”) intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2015 Low Income Housing Tax Credit Program funds for Provision at Celina Crossing;

WHEREAS, the application for the funding of tax credits requires a match of local funds in the form of a loan or in kind contribution.

WHEREAS, the City of Celina has established a program where the development is required to contribute proportional costs for road improvements; and

WHEREAS, Gardner Capital’s proposed development will require a contribution of said costs for the improvement of Ash Street;

WHEREAS, the amount of such proportional costs are unknown at this time but are likely to be approximately consistent with the in kind contribution requested by Gardner Capital.

WHEREAS, at the appropriate time the city will work with Gardner Capital to determine the proportional costs; and

WHEREAS, the City of Celina is willing to make a nonbinding commitment to assist Gardner Capital in making this an economically feasible project; and

WHEREAS, this resolution shall not constitute approval of a development plan, zoning application or any type of land use permit whatsoever.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS;

- I. This resolution affirms the City of Celina’s support for the above named development; and

II. The City of Celina is not a related party to the Applicant; and

III. This resolution is a commitment from the City of Celina for the purposes of Commitment of Development Funding by a Local Political Subdivision in the amount of \$950 per LIHTC unit if determined to be feasible by the City Manager; and

IV. These funds will be in the form of an in-kind contribution which will directly support the development Provision at Celina Crossing; and

V. That any funds committed to this development have not been first provided to the City of Celina by the Applicant or a Related Party.

PASSED AND APPROVED by the City Council of the City of Celina, Texas, this the 13th day of January, 2015.

SEAN TERRY, MAYOR

VICKI FAULKNER, CITY SECRETARY



Celina Police Department
City of Celina, Texas

MEMORANDUM

To: Honorable Mayor, Sean Terry and the Celina City Council
From: Mark Metdker, Chief of Police
CC: Mike Foreman, City Manager
Date: 02/10/2015
Re: January 2015 Monthly Police Report

1126 Calls for Service (Down 6.9% from last month)

23 Incident Reports Recorded (Up 20.7% from last month)

109 Citations Issued

9 Motor Vehicle Accidents (Down 33% from last month)

- 7 Minor Accidents
- 2 Major Accidents with Injuries

13 Arrests (Some offenses may be from the same arrest)

- 1 Assault by Contact
- 1 Public Intoxication
- 3 DWI / DUI
- 3 Narcotic Related
- 4 Warrant Arrests
- 1 Driving While License Suspended

A break-down of Part I Crimes:

- 2 Assaults
- 1 Thefts
- 3 Burglary

Thank you for your continued support of the Celina Police Department. If you have any questions please contact me at 972-382-2653, or by email at mmetdker@celina-tx.gov .

January 2015 Training

Weapon Qualifications – Department

Sexual Harassment & Discrimination – Department

Bias Based Policing – Department

Pursuit Policy – Department

Eyewitness ID – Department

Property & Evidence – Department

Vision-Values-Goals – Department

Accident & Injury Prevention – Department

PPE Refresher – Department

TCIC Training – Bardwell, Wyrick, Guidera, Proffer

New Hires / Field Training Program

Officer Bardwell has completed phase four training and has been placed on Bravo night shift.

Officer Phillips completed phase four training and has been placed on Bravo power shift.

Celina Police Department
Criminal Investigation Division

January 2015

Cases Filed: January 2015

- Misdemeanor Cases Filed with the DA's Office: 3
- Felony Cases Filed with the DA's Office: 3
- Juvenile Cases Referred to Juvenile Probation: 1
- Total Cases Filed: 7

Cases Filed: Yearly through end of January 2015

- Misdemeanor Cases Filed with the DA's Office: 3
- Felony Cases Filed with the DA's Office: 3
- Juvenile Cases Referred to Juvenile Probation: 1
- Total Cases Filed: 7

Major Investigations January 2015:

- Burglary of Building: On 12/20/2014 at 403 E. Walnut St. Celina, Texas a Burglary of a Building occurred. Approximately \$1600 in property was removed from a storage building. This case was assigned to Detective Corporal Hernandez who identified and arrested the suspect, a W/M 29, on 12/24/2014.

Community Policing: The department continues to follow the Community Policing implementation plan.

Website and Social Media Update: In keeping with the goals and strategies of the department, the department continues to utilize Facebook as a resource to connect with the community.

Domestic Violence Initiative:

- The implementation of the Maryland Domestic Violence Lethality Screen is ongoing. Lt. Griggs is serving as the team coordinator for the Collin County Team which now consists of: Celina Police Department, Prosper Police Department, Collin County Sheriff's Office, Fairview Police Department, Melissa Police Department, Murphy Police Department, Josephine Police Department, Collin College Police Department, and the Collin County District Attorney's Office. Lt. Griggs has submitted the Collin County Team's application to the Maryland office and will be working with them during the approval process. Once the application is approved, The Maryland office will schedule a training date at a local

site for a one day training event. Ultimately, the Lethality Assessment Program will be integrated into our domestic violence investigation protocol. The lethality screen is designed to identify and protect high risk domestic violence victims from serious injury and homicide.



Tony Griggs
Lieutenant

By working together we can achieve a safer community



Tips for Safe Winter Driving

January 6, 2015

The Celina Police Department received a request from a resident asking for some tips on what to do when driving on ice and snow. A video from AAA was posted to the Celina Facebook page along with links to additional websites.



Children Firearm Safety

January 9, 2015

To continue the police department firearm safety initiative, Officer Todd Walker wrote a short article and posted a video concerning "Juveniles and Firearms". The Celina Police Department would like to ask all parents to please watch this video, and then use it as a talking point with your children. More than once Celina Officers have responded to 911 calls from residents concerning "juveniles carrying a firearm." Fortunately each of these have ended safely, and the guns have turned out to be toys. Just keep in mind that an officer has to make a split-second decision to decide whether it's a real gun or a toy gun – and the difference between life and death.



Public Service Announcement

January 28, 2015

The Celina Police Department received a notice on the department Facebook page from a resident concerning an issue with phone service through AT&T. A notification was placed on the Facebook page asking residents affected to contact AT&T directly.



Crime Prevention Video - Burglary of Vehicle

January 2015

A surveillance video from a residence showed how easy it is for thieves to enter unlocked vehicles in the residential neighborhoods. Another request was put out asking residents to please lock their vehicles and garages, and not to leave valuable items unsecured.



Neighborhood Crime Watch – Light Farms

January 2015

A resident of Light Farms inquired about starting a Neighborhood Crime Watch in their addition. Officer Todd Walker followed up and provided the residents with the information necessary to start the program. Officer Walker also contacted the Republic Property Group which is the developer for Light Farms and obtained their assistance as well.



Public Service Announcement

January 29, 2015

The Celina Police Department put out an informative post on the department Facebook page explaining the new Texas Vehicle Registration and Motor Vehicle Inspection changes that will be affecting all Texas motorists beginning March 1, 2015.



Community Service Involvement

January 2015

Officer Todd Walker was dispatched to an elderly female who was found “wandering” around the downtown area. When contact was made it was discovered the subject was suffering from Alzheimer’s disease. Officer Walker and Officer Katherine Kozarevich were able to find a family member to come and assist with their relative. The family was also made aware of the many resources that are available for families dealing with this disease.



Community Service Involvement

January 2015

Officer Katherine Kozarevich obtained information from some Celina teenagers that one of their peers was using illegal drugs. Officer Kozarevich met with the parents of the teenage girl and they had her drug tested. The test showed positive for Marijuana and PCP. The parents were able to obtain medical assistance for their child to help her deal with the drug dependency.

© Kisseo.com

**DRUGS
NO THANKS**





Celina Fire Department
City of Celina, Texas

MEMORANDUM

To: Honorable Mayor Sean Terry and the Celina City Council
From: Mark Metdker, Fire Chief
CC: Mike Foreman, City Manager
Date: 02/10/15
Re: January 2015 Fire Department Activity Report

Total customer service responses: 94

EMS:

37 Emergency Medical Calls

Fire:

2 Fire responses
2 Hazardous conditions
14 Public service calls
6 Good intent calls
3 False alarms
0 Special
0 Severe weather responses

Fire Prevention:

30 Fire Inspections
28 Hazards noted
36 Hazards corrected
3 Sets of plans reviewed

Thank you for your continued support of the Celina Fire Department. If I can be of any assistance, please contact me at 972-382-2653 or by email at mmetdker@celina-tx.gov.



Celina Fire Department

1413 S. Preston Road, Celina, TX 75009 972-382-2653

January 2015 PR Events

1/17/15

Cub Scout Station Tour

25 people





Department of Engineering and Public Works
City of Celina, Texas

Memorandum

To: Honorable Mayor Terry and the Celina City Council
From: Gabe Johnson, Director of Engineering and Public Works
CC: Mike Foreman, City Manager
Date: February 10, 2015
Re: Public Works Activity Report – January 2015

Action Requested:

This is an executive summary for review, informational, and statistical purposes.

January 2015 Projects:

- Creeks of Legacy Off-Sites – Construction is underway. All easements have been procured. Will be working with NTTA and County for ROW agreement for DNT.
- Fire Station – Driveway tie-ins are being constructed and building should be covered by mid-February.
- Ash Street – Silt fence has been placed. Contractor begin mobilization this week.
- SE Sector Water and Sewer – Design, acquisition and modeling started, Water Plans at 70%. Bid documents have been drafted.
- Sunset – Construction to be completed in February, Utah to start shortly after.
- Willock Hills – Entry road engineering and survey contract to be executed.
- Celina Parkway Alignment – Still working with property owners.
- CIP – Developing project lists and costs for consideration.
- Special Events
 - Cajun Fest – March 28, 2015
- Keller Williams Sewer Extension – Will be starting engineering and survey soon.
- Carter Ranch Northbound Right Turn Lane – TxDOT permit has been submitted and soliciting bids for construction.
- Traffic Signals at Carter Ranch and Sunset – TxDOT has provided preliminary design.
- Water System – Water department has been working overtime to address the major leaks and system issues that are present in the system.

January 2015 Construction Inspections:

- Light Farms Phase 3: Underground utilities completed. All machine concrete pours completed, still have hand pours which will be done first part of February. Installing meter boxes.
- Parkside: Underground utilities complete. Will begin lime Sub grade early next week.
- Sunset/Utah: Sunset has been limed. Will remix Monday or Tuesday weather permitting.
- Fire Station #1: Waiting for headwall to be formed and poured to finish up public works inspections.
- Prairie Crossing: Walk through pending.
- Creeks of Legacy Off-Site: 21 inch sewer main laid down legacy. Will begin 18 inch first part of next week.
- Creeks of Legacy Phases A, B and C: Have not mobilized. Kart still completing dirt work.
- Lakes at Mustang Ranch: Mobilized earthmoving equipment. Cutting Grade.
- Ash Street: Have not mobilized. Will start counting days Monday, February 2.

January 2015 Statistics:

- Work orders completed. (161 water, 40 Sewer, 22 Streets) **Total 413**
- Produced from wells: 7,434,000 gallons
- Purchased from Upper Trinity: 18,811,000 gallons
- Total production: 26,245,000 gallons; **up 3,322,000 from last December.**
- Water peak day: 1.062 MGD
- Treated wastewater: 9.945 million gallons.
- Treated wastewater peak day: .523 MGD on 1-23-15
- Treated wastewater average day: .321 MGD 3.9" rainfall.
- 22 meter change-outs. 17 new meters.
- 10 line locates. 38 Public Works Inspections.
- Wastewater: Performed service and maintenance at the WWTP and pump stations, performed 38 video inspections. Serviced and maintained equipment, and worked on infiltration and inflow repairs. Repaired 3 sewer taps. Performed final walk through of WWTP improvements.
- Water: 14 Meter/Leak Investigations. Repaired water service leaks. Repaired Main line leak. Completed water samples, Serviced and Maintained equipment. Continued to troubleshoot of Light Farms Tower and loop line.
- Streets: Patched potholes, repaired street signs and barricades. 370' of S. Louisiana repaved.

Additional supporting documents are available upon request. Thank you for your consideration of this item, if I can be of any support, please contact me on my mobile at 972-382-2682 Ext 1081, or by email at Gjohnson@celina-tx.gov.